

Directors present: Ann Ball, Merrill Jackson, Lori Kozej, Bob Vaughn

Other owners present: Gayle Dellinger, Ron Dellinger, Bob Gehrer, Beth Gladen, John Hauser, Joan Jackson, Joe Long

Grandchester Meadows personnel present: David Robbins, Kalyn Bynum

Merrill Jackson began the meeting at 7:00 pm.

He announced that recent new owners are Joan Lienemann and Christopher & Megan Harris. No homes are currently for sale.

The minutes from the December 1 board meeting were approved.

Penny Blackley has resigned as co-chair of the social committee; the board thanked her for her service. Gayle Dellinger has taken over as co-chair.

Homeowner input: none

John Hauser reported for the finance committee. He went over the current balance sheets and the end of year budget report. The committee has no investment recommendations currently, but expects that there may be \$40k available to invest at the end of January.

Bob Gehrer reported for the pool and clubhouse committee. They obtained bids for painting the pool, and recommend we hire Rising Sun, who bid \$5306. The board approved this bid.

Gayle Dellinger reported for the social committee. She thanked all who decorated and undecorated the clubhouse for the holidays. The committee is planning this year's events and is seeking ideas from owners about what they would like.

Board items:

The board approved scheduling the annual homeowner's meeting on March 9 at 7:00 at Kirk of Kildaire church. The board also approved paying the church \$100 for the use of the facility.

The street report prepared by Grandchester Meadows (attached) was discussed. The finance committee recommends an engineering study of controlling the water damage in areas 5, 6, 10, and 11 of this report. The board approved this recommendation, with the modification of adding area 12. Some of these areas have already been examined by an engineering firm; the same firm will examine the others.

The landscape committee has reported that an Eagle Scout candidate is working on landscape improvements around the pond. He has made suggestions and will do the suggested work for free, and we will supply the materials for about \$500.

Manager items:

Some roof valleys lack the required membrane under the shingles and will leak in snow or ice events. Bids are currently being sought to repair one home; other homes have been repaired in the past. Homeowners should be on the alert for this problem.

The association will seal the seams between the porch windows and the brickwork if needed. If this is not the source of the problem, owners should check caulking, weatherstripping, and so on. The windows were custom-made by Patio Enclosures, but the windows are out of warranty, and the company is not interested in taking on repair work.

The meeting was adjourned at 7:45 pm.

Respectfully submitted, Beth Gladen

Attachments: agenda, pavement report

BOARD OF DIRECTORS MEETING

**Tuesday, January 5, 2010
7:00 p.m. Clubhouse**

Agenda

Approval of Minutes of December 1, 2009 Meeting

Homeowners Input

Finance Committee

Committee Reports if needed

Board Priorities

Streets (storm drainage)

Input by Board Members

Input by Property Manager

Adjourn

Troon Street Pavement Report

December 21, 2009

Prepared by: Grandchester Meadows, Inc.

The following report has been prepared after an evaluation was completed on December 17, 2009. This evaluation was completed after two full days of dry weather and the daytime temperature was approximately 50 degrees. There were many areas that had normal cracks which could be addressed with normal crack sealer when the pavement areas are next sealed. The aerial view included with this report shows twelve areas of concern which should receive additional evaluation.

Area # 1: 212 Baines Court— small area by left end of driveway “washing.” Recommend diverting and/ or controlling nearby gutter downspout which contributes the majority of the water problem.

Area # 2: 1010 Thistle Briar Place— small puddle less than 1/8” deep that has iced over. No recommendation other than to level off pavement area to eliminate puddle.

Area # 3: 1027 & 1031 Thistle Briar Place & Clyde Bank Court Intersection- evidence of regular pooling of water but the area is dry in less than 48 hours.

Area # 4: 2001 & 2002 Clyde Bank Court— area of washing sealant along end of driveway, extended crack developing, and mineral deposits seeping up through cracks. Recommend diverting and/ or controlling nearby gutter downspouts which contribute the majority of the water problem. May need additional evaluation by engineer.

Area # 5: 1105 & 1107 Thistle Briar Place— critical issue with “pushing pavement.” This needs additional evaluation by engineer.

Area # 6: 1110, 1111, 1113, 1115, & 1117 Thistle Briar Place- areas of washing sealant along end of driveways and extended cracks developing. Recommend diverting and/ or controlling nearby gutter downspouts which contribute the majority of the water problem. May need additional evaluation by engineer.

Area # 7: 227 Baines Court- small area by right end of driveway “washing.” Recommend diverting and/ or controlling nearby gutter downspout which contributes the majority of the water problem.

Troon Street Pavement Report

December 21, 2009

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Area # 8: 228 Baines Court– slight pushing of pavement by light pole. This needs additional evaluation by engineer.

Area # 9: Rigside Place at Troon Village Lane– small puddle less than 1/8" deep but is 4' by 4' wide . No recommendation other than to level off pavement area to eliminate puddle by spreading it out. Topography does not allow for proper drainage. This needs additional evaluation by engineer.

Area # 10: Coalburn Place at Troon Village Lane- evidence of pooling and minor moisture with lots of cracks but not alligating. This needs additional evaluation by engineer.

Area # 11: 326 Troon Village Lane– area by left end of driveway has pushing pavement as well some areas closer to Calton Hill Court. This needs additional evaluation by engineer.

Area # 12: Calton Hill Court– critical issues with "pushing pavement." This needs additional evaluation by engineer or repairs completed by paving contractor since water has been addressed.

Areas 1, 2, 3, and 7 may be resolved by the landscape contractor so an engineer should not be required. All of the other areas should be evaluated by an engineer who can provide a more definitive conclusion.

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December 21, 2009

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