

Chestnut Trails Homeowners Association Annual Meeting Minutes

Meeting called to order 5/4/09 at 7:14 p.m.

Roll call:

President: Ron Duncan –present

Vice President: Frank Marino – present

Secretary/Treasurer: Dan McGilvray – present

Proof of Notice of meeting or waiver of notice:

All board members present and there was an introduction of the new association manager, Brian Judd of Sound Property Services

Reading of minutes of preceding meeting:

No notes were provided from the last annual meeting (just an agenda)

Reports of officers

President Report:

- 1) We will try for an earlier meeting next year to give everyone more time to save up for/know what the annual homeowner dues will be.

V.P. Report:

- 1) We are trying to have competitive bids and search for different contractors on various items to save the association funding
- 2) Mentioned the new web page to homeowners that may not have known about it.

Secretary/Treasurer Report:

- 1) Brief overview of the finances/budget. Mention that certain items were sacrificed somewhat this year since we did not feel right assessing over the approved value and we will likely have to make up for that to some extent this year.

Reports of committees

ACC Committee:

- 1) Goal of maintaining the look of the neighborhood. They will put up certain specified/approved items on the web site.

Unfinished business

- 1) No need for elections since all elected last year on 3 year terms.
- 2) No additional old/unfinished business since no notes from last years meeting.

New business.

- 1) Went over the amendment-there were mostly typos and need 75% approval. There were several questions re. the increased dollar limit of the assessment.
- 2) It was accepted unanimously to increase the assessment to \$387.24 for the 2009/2010 assessment
- 3) Discussion re. the sign at the entrance to the neighborhood which is 12'9" apart for the posts and has a 6'10" wide sign. Several options for a new sign were passed around. Est. of \$3K just to fix the old sign (inc. labor), a "cheaper" no texture sign would be approximately \$3K as well, or a nicer looking mid-range sign was estimated to be ~\$6K. Sign up sheet was sent around for a sign committee and they will be getting a response back within 30 days (likely presented at the next board meeting).
- 4) Mention of painting of the fence and dealing with trees as well as other items that need to be done around the neighborhood. Goal of getting homeowners to pitch in to help with painting/fixing/etc. (specifically those with expertise) to save dollars from the budget.
- 5) Mention from lot 45 certain questions about having an arborist come in to check trees. The board restated its position that if trees possibly affect common areas then they should be taken care of...otherwise it is the homeowners issue. More info is available on the website.
- 6) Mention of possibly starting a neighborhood watch with several things going on in the area. Stated that someone should call the Snohomish County Police Dept. and they would help provide details as to how to set one up.
- 7) Certain concerns were mentioned re. the maintenance budget
- 8) Some cont'd discussion (from last year) about the land east of the neighborhood. Likely 4 3-4 story apartment complexes coming in at some point.
- 9) Discussion that the shrubs at the entryway need some help...suggest that the landscaper put up some form of a hedge like those by the basketball court to make it look nicer
- 10) Retention pond issue was brought up...silt is very high. Hopefully the county/city will help out, but likely will need to dredge out 12-18 inches of silt at some point in the near future.

Meeting adjourned near 8:30 pm; next board meeting will be June 16th at 6:30 p.m.