

## **Chestnut Trails Homeowners Association Board Meeting Minutes**

**Meeting called to order 9/30/08 at 7:06 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

### **Reading of minutes of preceding meeting**

Board approved prior meeting minutes with exception of non-compliance section #1 under new business. Changed to \$100 fine after each month problem is not fixed (i.e.- non-compliant). Also after 2 months of non-compliance a summary lien is placed on their property (vs. 3 previously).

### **Reports of officers**

President Report:

- 1) Options for new homeowners association representative:
  - a. Philips Real Estate-They are too expensive/we are too small
  - b. Sound Property Services-They are probably too expensive as well (\$948/mo.), but inc. 2 hr. mtg/month and could be flexible. Will follow up with them when we are ready to proceed with options.
- 2) 7 pending lien letters will be sent out for late dues. 15 day notice on lien for Lot 29 due to fence not complying with ACC conditions will be sent out if not fixed/fines not paid by then (will measure how far property line goes back).
- 3) Mention of a need to work on creating standard form letters for various assessment enforcement actions to save time and make things clearer for homeowners.

V.P. Report:

- 1) Landscaping contract follow-up. We have a replacement option ready when we get the contract details figured out.

Secretary/Treasurer Report: none required (details on budget at end of meeting)

### **Reports of committees**

ACC Committee:

- 1) Lot 38 paint colors ok'd

- 2) Lot 105 siding request denied due to the fact that it looks very close to vinyl siding. Mention of checking out other siding requests recently and determining better guidelines around siding options.

### **Unfinished business**

- 1) 5 panels around the pond area need to be fixed since they are being pushed back by trees. Some larger trees in the pond need to be removed as well. The open space on east side of subdivision also needs fence fixing (Frank recommended Cascade fencing).
- 2) There is lots of junk in the pond area including bigger trees-will need to do something about that due to possible back-up of water from the pond area.

### **New business.**

- 1) Wood chips on the playground need to be redone. Also certain safety issues need to be looked into by someone.
- 2) Mention of several issues re. maintenance including: lighting of the entrance sign and possibility of painting the sign/making it look better in general as well as missing no parking signs and fallen stop signs
- 3) Contracts-still waiting on details from Premiere Lawn Service
- 4) Talk about doing a house rules check at the next board meeting and talking about adjustment/enforcement of them. Specific mention of the rules and regulations regarding the imposition of fines.
- 5) Review of August financial statement:
  - a. goal of disbursing any overpaid/prepaid funds to homeowners (if reasonable amount to send a check for)
  - b. check to see where the “excess” funds are being held (FDIC insured?) and what the interest rate is
  - c. check on actual reserve amount at the bank
- 6) \$15/hr. for 10 hrs. (\$150 total) for pond clean-up. Send check to Nathan Duncan.
- 7) Need to do audit of sidewalks and send notice to homeowners for any bushes hanging too far over the fence...mention that the ACC will do it.

### **Meeting adjourned around 9 pm**