

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 11/10/08 at 7:08 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 after a quick read through of the notes from the last time

Reports of officers

President Report:

- 1) Sound Property Services (SPS) rep. Brian Judd was introduced and the transition seems to be going well.
- 2) There is still one lien on the books from a couple years ago. House has since been sold, but was not released. Issue will be investigated further.
- 3) We will attempt to have the annual meeting in March/April to get the budget process started earlier/get more in attendance before summer vacations

V.P. Report:

- 1) Still need to check on the Premiere Lawn Service contract and figure out if there are better/cheaper options
- 2) We need to get a copy of the neighborhood plans for Sound Property Services

Secretary/Treasurer Report:

- 1) We will likely be changing banks to Venture Bank (still FDIC insured) with SPS and setting up a CD ladder for the reserves.

Reports of committees

ACC Committee:

- 1) No new requests

Unfinished business

- 1) Cont'd discussion on Lot 29 fence issue. SPS was brought up to speed on the issue and will look over the details to figure out next steps.
- 2) Mention of Juan and Only as "fix it" man. SPS may have other options.
- 3) New sign...SPS will work on coming up with options in a variety of price ranges.

New business.

- 1) Signing documents for Sound Property Services (done)
- 2) They will officially start receiving info. on December 1st once CM is out of the loop.
- 3) Brian of SPS is going to check out signage options for tot lots to attempt to keep people not in our neighborhood out and not have signs that are too much of an eyesore.
- 4) Looking for house rules that are more straight forward than the ones we have currently. Will discuss further in detail next meeting.

Meeting adjourned at 8:59 pm; next meeting will be on Tues. Dec 16th