

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 12/16/08 at 7:35 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

Reports of officers

President Report:

- 1) Additional \$100 fine added to Lot 29 fence enforcement since another month has passed with no fix yet
- 2) There is a standard letter format coming so we have a better template to use.
- 3) Went over all the web site pages and they seemed to make sense from the board's point of view as a good start as to what we need to have there. The board members and property manager are listed there as well. V.P recommended moving older versions of the CC&Rs listed under the documents tab to an archived section so as to not confuse with the current ones.
- 4) SPS (Brian Judd) walked through with Premier landscaping and reviewed neighborhood landscaping needs. SPS is specifically looking into fence maintenance as well and what 'Juan & Only' is owed.
- 5) Condo Mgmt. was waiting on one check to clear before transferring funds to SPS. We should check with SPS to ensure management of other homeowners association funds.

V.P. Report:

- 1) None

Secretary/Treasurer Report:

- 1) None.

Reports of committees

ACC Committee:

- 1) No new requests

Unfinished business

- 1) Cont'd discussion of Lot 29 fence issue. Document signed to go to association re: possible legal costs and the possibility of a need for a special assessment. We will also post the request for a check of any Snohomish County violations on the association web page.
- 2) Cont'd House Rules discussion. There are several different versions and we need to bring them together. Those items discussed in this session were:
 - a. In lieu of the hearing process mentioned by Condominium Management, we have opened up our meetings to anyone who wants to attend. Issues will be heard at that time if a person would rather be heard in person instead of strictly by e-mail.
 - b. Per CC&R 3.1.3: Board will suspend voting rights for homeowners who have an unpaid assessment.
 - c. Per 5.4.7: Lot owners are required to maintain fences adjacent to their lot
 - d. Per 6.1.: Board needs complete plans and site location for any major visible exterior changes to the house/lot (i.e.-fence, paint, additions, etc.). The 30 day clock for board approval does not start until ACC receives complete details of the plans. ACC will respond within a reasonable amount of time (not more than 30 days) to notify if plans are not detailed enough.

New business

- 1) Top agenda item for next meeting is to go over/adjust/create house rules for specified areas. Board will check to make sure we have the electronic version Ron sent earlier in the year.
- 2) Need to follow up with bank statements to figure out exactly how much money we have and what our budget is for the remainder of the year.

Meeting adjourned near 9:30 pm; next meeting will be on Mon. Jan 12th