

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 1/12/09 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 with minor adjustment to 1st House Rules bullet pt.

Reports of officers

President Report:

- 1) Expect to hear back mid-week re. attorney review of document history and draft letter
- 2) Motion to accept Zeno-Drake-Hively as attorneys to represent CTHA on Lot 29 matter. Unanimous approval. Consulted with 3 law firms and chose to use the one which seemed to be most reasonable on a cost basis as well as having good professional experience representing homeowners associations.
- 3) Added an additional \$100 fine on Lot 29 for non-compliance.

V.P. Report:

- 1) Landscaping contract still in limbo.
- 2) Discussion re. SPS management. Ron will clarify roles/responsibilities with Brian.

Secretary/Treasurer Report:

- 1) Putting 1/2 of reserves in an 8 month CD at 2.75%. Remainder in checking account pending new budget and legal issue with lot 29.

Reports of committees

ACC Committee:

- 1) No new requests

Unfinished business

- 1) 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. If the house rules contradict the governing documents, the governing documents shall prevail.
 - b. Civil matters where governing documents are silent will not be handled by the board, but should be referred by the complainant to the regulating agency for enforcement.
 - c. House rules will identify the board position on areas that the governing documents left to board discretion.
 - d. Fine schedule was approved from Condominium Management last summer before parking notice was sent out in October.
 - e. House rules 1,2,3,4,5, and 6 were ok with exception of a typo on #5 (homet).
 - f. #7 was changed from a review process to an "Opportunity to be Heard" and requests of an opportunity to speak to the board will be responded to within 10 business days.
 - g. #8 should include: personal delivery or by U.S. mail with delivery confirmation.

New business.

- 1) Filling out the documents for the new bank.
- 2) Board review of CTHA position paper on trees which will be posted on the website

Meeting adjourned at 9:58 pm; next meeting will be on Feb. 10th at 6:30 p.m.