

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 2/10/09 at 6:41 p.m.

Roll call:

President: Ron Duncan –present

Vice President: Frank Marino – present

Secretary/Treasurer: Dan McGilvray – present

Sound Property Services-Brian Judd-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) Fence removal on Lot 29 is scheduled for Thursday, but we are still getting certain communication from Lot 29s lawyer so there could be a delay..

V.P. Report:

- 1) We are going to get a bid from Allens (CTHA homeowner) landscaping co. to compare to others.
- 2) Concern was mentioned about attorney fees escalating due to all the e-mails.
- 3) Tot Lot sign reminder-need “eye-pleasing” signs that state the playgrounds are “For residents only”.

Secretary/Treasurer Report:

- 1) An additional month has passed by so there will be an additional \$100 fine added to lot 29 since it is still not in compliance.

Reports of committees

ACC Committee:

- 1) No new requests

Unfinished business

- 1) Cont'd discussion regarding the status of the Lot 29 fence issue
- 2) Approval of the fence/tree issues in the neighborhood to Doneright construction (lowest bid and with decent prior experience)

New business.

- 1) Time/place for annual meeting (will check the week before and after Spring Break). Will likely need 30 day advance notice to homeowners.
- 2) Certain mailboxes need posts replaced next to them to allow for posting of announcements (specifically for the annual meeting, other neighborhood issues, etc.)
- 3) Mention of possibly bringing in a lawyer for the Association meeting (will discuss further at the next meeting).
- 4) We will ask the attorney for any notes she may have re. recommended adjustments to the CC and Rs.
- 5) 09 Budget Discussion started. We will need to continue to look at costs and possibly increase the annual amount required from each lot to enable us to increase the reserve to an amount more inline with a neighborhood our age/size.

Meeting adjourned near 8:40 pm; next meeting will be on Mar. 10th at 6:30 p.m.