

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

**Meeting called to order 3/10/09 at 6:45 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) Letters from SPS sent to both lots 27 (fence to deep - didn't match approved ACC plan) & 28 (stuff in common area & visible from street)
- 2) New sign options mentioned...one possibility like neighborhood across from Mill Creek Elementary (Stonehenge?)
- 3) Attorney fees due (to Chestnut Trails) from Lot 29 by this Friday (March 13<sup>th</sup>)
- 4) Meeting was suspended for siding presentation by Alside at 7:11 p.m.-approved and recommended an adjustment to the website re. siding options

V.P. Report:

- 1) Landscaping/tot signs mentioned, but details in old business
- 2) Concerns with Lot 29 reimbursement and fixing back of the green belt

Secretary/Treasurer Report:

- 1) none

### **Reports of committees**

ACC Committee:

- 1) No new requests

### **Unfinished business**

- 1) Lot 29 fence was installed and complied with req. (done on time and holes filled in, but materials not removed). Waiting for check due to the association by Friday March 13<sup>th</sup> (20<sup>th</sup> day) for legal fees.
- 2) Annual Meeting discussion cont'd: need all details for the mailing & dates (school was unavailable, but church and city hall are possibilities).
- 3) Budget discussion cont'd: Board needs to approve '09 budget, but are waiting on updated spreadsheet from Brian
- 4) 2<sup>nd</sup> amendment to declaration of Chestnut Trails. Several minor adjustments and one major one (change annual fees from \$150 to \$300 in CC&Rs) approved.

### **New business.**

- 1) Discussion/Approval to post the Attorney's changes to imposition of fines and the hearing process
- 2) Approval to get signs re. trespassing on the tot lots (assigned to Brian)
- 3) Decision to keep the current landscaping co. since the other bid was too high.
- 4) Signed tax documents for 2008.

Meeting adjourned near 8:45 pm; next meeting will be on Apr. 16<sup>th</sup> at 6:30 p.m.