

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 4/16/09 at 6:37 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) Meeting notice was sent out on time for the May 4th meeting and put in the boxes in the neighborhood for additional reference
- 2) Some follow up with Brian required...specifically on Lot 93 including a discussion as to why follow up did not occur. As of last notice, Lot 93 was disputing the parking fine. Unsure whether or not homeowner responded to Brian...Ron will be getting details and proceed from there.

V.P. Report:

- 1) Recommended assigning due dates for all requested items from SPS.
- 2) Mentioned that he thought the team is doing a good job in general considering all the issues we've had to deal with.
- 3) Thought we should keep our attorney if possible as the legal rep. in the future since she did a good job overall.

Secretary/Treasurer Report:

- 1) Some reserve issues...just want to make sure Brian has good estimates for what required reserves should be on a neighborhood of this size/age. The key is that we are a planned residential community and have to have common areas per zoning.
- 2) Neighbors mentioned the need for improvement &/or replacement of the sign.

Reports of committees

ACC Committee:

- 1) Conditionally approved siding, but not trim on lot 105.

Unfinished business

- 1) Need follow up with Brian to obtain signage on tot lots
- 2) All Lot 29 monies owed were paid
- 3) The budget was officially approved and sent out with the meeting notice

New business.

- 1) Motion and approval that Brian/SPS is limited to no more than \$400 spending without approval from the President or Treasurer and must consider reasonably competitive prices before spending.
- 2) We need to make sure that Brian sends us the monthly statements and need to get prior statements that were not sent to review before the annual meeting (including the statement of transfers from Condominium Management).

Meeting adjourned near 8:30 pm; next meeting will be the annual meeting on May 4th at 7:00 p.m.