

## Chestnut Trails Homeowners Association Board Meeting Minutes

**Meeting called to order 7/7/09 at 6:32 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 and Brian Judd of Sound Property Services is here as well

### **Reading of minutes of preceding meeting:**

Board approved prior (June) meeting minutes with one missed item to be added (bullet pt. #7 under new business re. lot 72 late fee).

### **Reports of officers**

President Report:

- 1) At least 3 trees are likely to fall over and we should get at least 1 or 2 of them fixed along Maltby Road before they may cause a problem.
- 2) Note was sent complaining about the progress of the board. The board is disappointed with the e-mail especially considering that most of the issues were brought up/discussed at the annual meeting which the sender did not attend.

V.P. Report:

- 1) Same as last month-still concerned that Brian/SPS has not followed up with certain items...specifically tot lot signs and not adding water spigot.

Secretary/Treasurer Report:

- 1) No financials since the last meeting...they will be sent out/reviewed within the next week or two.

### **Reports of committees**

ACC Committee:

- 1) None

### **Unfinished business**

- 1) Homeowner at lot 72 is still disputing the late fees for '08 assessment and Brian/SPS will try to find records of payment/details from Condo. Mgmt.

- 2) The new 6 month SPS contract was looked over and signed with 2 minor adjustments.
- 3) Tract 989 (common open space)-All tall grass was knocked down before the 4<sup>th</sup> of July to minimize fire risk. Some yard waste remains-several people are putting it in their yard waste bins until its gone.
- 4) Lot 28-they are pulling items back from the common space and clearing the non-native growth items from tract 989. Instructions were to remove them within 15 days (or at least send us a plan) or fees will start accruing.
- 5) Lot 27 fence is within boundaries now, but some of the beds/stone need to come back within the property line.
- 6) Discussion re. ensuring exactly what/when the landscaper is contracted to mow/water/plant/keep up/etc. Brian will follow up.
- 7) Landscaping standard-details re. 7.1 of CC&Rs were approved and maintenance standard adjusted. Ron will make adjustments and resend for approval.
- 8) Ron will check out options for getting water to front of neighborhood-may need to get an estimate on getting a water faucet installed.
- 9) Follow-up with Brian/SPS re. signage on tot lots. Approved brown background and white letters for no trespassing signs on tot lots/sport court. Brian will have a draft back to us by the end of this week and will have the order sent by the end of next week.
- 10) Need to paint fences. Current bids are in the \$3500-\$5300 range. Would like 3 good bids on the fence within two weeks. Frank will talk to neighbor about getting a bid as well.
- 11) Completing landscaping standard and will do a walk around the neighborhood to figure out which lots need letters to be sent to them re. non-compliance.
- 12) Brian will get drafts out for warning letters on parking/tent/garbage/etc.

**New business.**

- 1) 64 checks received so far all 100% paid. Most of the complaints should be behind us now. Late fee notes will come out after the 15<sup>th</sup> of the month.
- 2) Ron will call surface water management re. the retention pond status.

Meeting adjourned at 8:34 pm; next meeting will be on August 11<sup>th</sup> at 6:30 p.m.