

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 8/11/09 at 6:32 p.m.

Roll call:

President: Ron Duncan –present

Vice President: Frank Marino – present

Secretary/Treasurer: Dan McGilvray – late

Proof of Notice of meeting or waiver of notice:

Quorum present and Brian Judd of Sound Property Services is here as well

Reading of minutes of preceding meeting:

Board approved prior (July) meeting minutes.

Reports of officers

President Report:

- 1) Water faucet was installed, fence painting completed, and sign painting in progress.
- 2) Landscaping standard was posted to the CTHA website.

V.P. Report:

- 1) Letters went out on the landscaping in response to some homeowner complaints.

Secretary/Treasurer Report:

- 1) None.

Reports of committees

ACC Committee:

- 1) Met on lot 5 for siding and paint
- 2) Approved neighborhood fence color
- 3) Contacted by lot 82 about the landscaping notice
- 4) New request from lot 72-will meet on it soon

Unfinished business

- 1) CTHA needs copies of the SPS contract.
- 2) Tract 989 (common open space)-Lot 27 removed things from the common area, but lot 28 still has trees left in the NGPA and needs to remove the badminton set.
- 3) Lot 72 needs proof of on time payment last year or they will be fined

- 4) Landscaping-no add'l info. on scope of contract. Need to document each area/timing/tasks/etc.
- 5) Ron should get reimbursed \$114.15 for parts for the water spigot
- 6) Signs are completed and Ron will install them
- 7) CTHA is working issues with requests for clarification on landscaping issues.
- 8) Form letters were sent for parking and other issues
- 9) Comments re. ensuring that the ACC is part of future landscaping audits if at all possible
- 10) Trees on 200th Place will be trimmed by landscaper to specified dimensions, but homeowners need to ensure those dimensions are kept up in the future.
Recommendation to take a picture of the street/trees after completion.
- 11) Follow up on the trees in the front-1st bid is in for the 8 bad trees. Bid is too expensive currently for the CTHA budget. Suggest getting new bids for the 2-3 worst trees to be brought up properly or replaced with new trees.

New business.

- 1) Brian will supply the list of possible liens including prior amounts/fees/interest due along with the current annual amount due.
- 2) There are currently 12 unpaid assessments heading toward a lien, but we are not at the deadline yet. The delivery confirmation process for these items needs to be improved.

Meeting adjourned at 8:34 pm; next meeting will be on September 15th at 6:30 p.m.