

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

**Meeting called to order 1/28/2010 at 6:45 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:**

Minutes were not available yet from 12/1/2009 board meeting. Also need minutes from 10/20/2009 board meeting.

### **Reports of officers**

President Report:

1) Meetings will be held on the 3<sup>rd</sup> Thursday of the month. 18 February is next.

No V.P. Report

No Secretary/Treasurer Report

### **Reports of committees**

No ACC Committee activity

### **Unfinished business**

1. Pond cleanup going well. Need to be reimbursed for expenses (\$363.16). Need to fax Stephanie. Also contract laborer 30 hours over 9 days at \$15/hr \$450.
2. We need to find out whether Brink is using cash or accrual accounting
3. 2010 Budget approved pending requested changes in 2009 Actual Income request details regarding deposits (not just expenses)
4. 2009 Deposit detail requested from Stephanie (should have records from Brian/SPS)
5. Motion to call attorney to regarding request to foreclose on liens (3 amended & 3 original). Motion passed.  
Ron will do it in the next few weeks.

### **New business.**

- 1) Pond fence repair – 2 posts need to be fixed as well as the gate – bid for \$1100 will get another couple of bids.
- 2) Tot Lot issues – get bids on tot lots for re-chipping & Frank will do visual safety inspection. There are drainage issues on tract 992 & Ron will work on hanging signs.
- 3) Property management – we want to make sure we get completion dates for any tasks/action items assigned to Brink/Stephanie & need for approval before any financial statements are sent out.

Meeting adjourned at 9:15 pm; next meeting will be on February 18th at 6:30 p.m.