

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 2/18/2010 at 6:47 p.m.

Roll call:

President: Ron Duncan –present

Vice President: Frank Marino – present

Secretary/Treasurer: Dan McGilvray – absent

Proof of Notice of meeting or waiver of notice:

Dan McGilvray emailed that he would not be able to make this meeting

Reading of minutes of preceding meeting:

Board approved prior (Jan) meeting minutes

Reports of officers

President Report:

- 1) We put wood chips on the NGPA trails until we ran out of chips. Himalayan blackberry and evergreen blackberry removal has started and will continue until as time permits. All homeowners are encouraged to remove these plants from our neighborhood as they find them.

No V.P. Report

No Secretary/Treasurer Report

Reports of committees

ACC Committee:

- 1) One ACC request has been received and is in work.

Unfinished business

- 1) Budget Completion – 2009 actual income was updated from deposit records, two items were updated with actual costs and the budget adjusted. Version 5 approved. Assessment will be about the same as last year. Significant time was spent to discuss efforts to help the budget by collecting unpaid assessments, fines late fees and how much to spend to try to collect them. Sending monthly notices to homeowners that will not pay would continue to cost Association money. It was discussed sending out statements annually. It was pointed out the Association has always been able to collect unpaid funds at 12% interest per the CC & Rs when homeowners sell or refinance if not sooner. Brink is using accrual accounting

Brink has expressed difficulty in sorting through records from SPS but will continue working on them.

- 2) Attorney still needs to be asked about foreclosing liens.
- 3) Tot lots sign boards have been painted but need to be posted still.
- 4) Pond Cleanup – Wood chips all distributed on NGPA trails and pond access road swept up. Only logs remain. We will put a sign out or post on craigslist to get someone to take the logs away.
- 5) Miscommunication with landscaper on trees on 200th Place SE. Brink will follow up to ask landscaper to finish trimming the trees during normal visits.
- 6) Tot Lot Issues – Frank inspected the Tot Lot equipment and found it to be in good condition. Tract 992 Tot Lot has drainage and landscaping issues. Tract 998 Tot Lot has drainage and border timber issues. All three Tot Lots need new wood chips and the estimates came in at \$6000 to \$10000. We do not have the money for Tot Lot maintenance with current dues.
- 7) Pond Fence/Gate Repair – estimates are inconsistent. Ron will provide a sketch to Stephanie so she can ask for more accurate bids. We need to make sure the gate is okay for the county to do their one-time pond maintenance.

New business.

- 1) Annual meeting preparation was tabled due to lack of time until next board meeting. This makes the annual meeting likely delayed until May due the required preparation and 30 day notice needed for the excess assessment.

Meeting adjourned at 8:28 pm; next meeting will be on March 18th at 6:30 p.m.