

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

**Meeting called to order 3/18/2010 at 6:51 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 February meeting minutes

### **Reports of officers**

President Report:

- 1) Continued Himalayan blackberry and evergreen blackberry removal. All homeowners are encouraged to remove these plants from our neighborhood as they find them.
- 2) Spoke to attorney regarding collecting assessments. She said the liens remain valid for several years without further action and recommends taking them to small claims court for collection as long as they are under \$5000.

No V.P. Report

No Secretary/Treasurer Report

### **Reports of committees**

ACC Committee:

- 1) One ACC request has been received and was approved.

### **Unfinished business**

- 1) Signs posted at tot lots
- 2) A free firewood sign was posted for the wood from pond cleanup and most of it was taken (along with the sign)
- 3) Street tree trimming – phone call made to landscaper but no response.
- 4) Pond fence repair – The gate and fence repair is needed to support the County access to the pond for maintenance. Three bids received ranging from \$1200 to \$2200. It was moved to go with Cascade Fence for gate repair per drawing. The motion was approved.

- 5) Annual meeting prep – will need special assessment again so a 30 day notice is required and a vote on approval of special assessment since 75% of Association did not approve the amendment last year. Budget and balance sheet should be in the mailer. Several meeting locations were considered.
- 6) Gas surcharge increase from landscaper needs to be dropped. Need to get a new bid or two when the contract expires to ensure cost is competitive and more details on the contract.

**New business.**

- 1) Reimbursement for Ron Duncan for posts, boards and brochure holder. Will test brochure holder before getting more.
- 2) Need to check on water bill since it seems high for zero water usage (over \$100)
- 3) Final notice form reviewed with changes recommended.
- 4) Insurance bid - need to renew w new company and get rates down hopefully close to half of the amount. Stephanie will talk to Brunni-Colbath first and then go elsewhere.
- 5) One homeowner asked about interior fence – it's the homeowners responsibility.
- 6) Request possession of papers from Brink before shredding (Brink needs to ensure copies are scanned and back-up tapes)
- 7) Brink will send a letter regarding lot 28 plants in common areas.
- 8) Homeowner complaint about dead trees in Tot Lot – The trees were not planted by the Association but were planted by homeowners on either side on the Tot lot. The Association did not find a dead tree but would not replace these trees anyway. They block a clear view of the tot lot play area from down the street. With the NGPA right behind the tot lot it would improve safety to remove these trees and restore the original landscape plan.

Meeting adjourned at 8:46 pm; next meeting will be on April 15th at 6:30 p.m.