

Chestnut Trails Homeowners Association Board Meeting Minutes

Meeting called to order 4/15/2010 at 6:59 p.m.

Roll call:

President: Ron Duncan –present

Vice President: Frank Marino – absent

Secretary/Treasurer: Dan McGilvray – present

Proof of Notice of meeting or waiver of notice:

Frank is ill and unable to attend

Reading of minutes of preceding meeting:

Board approved March meeting minutes

Reports of officers

President Report:

1) Working to get mailer ready for Annual Meeting

No V.P. Report

No Secretary/Treasurer Report, April financials are in coming.

Reports of committees

ACC Committee:

- 1) ACC met and approved replacement gutter.
- 2) ACC may need to find a new member as Terry Hoder has not been available for some time.

Unfinished business

- 1) Pond cleanup – the rest of the wood from pond cleanup was removed
- 2) Street tree trimming – 33 theme trees along 200th PL SE are unique in they have low limbs and are blocking the sidewalk and street. Homeowners are responsible to keep these trees trimmed but the Board is asking the Landscaper to do it so this one-time tree-form change will be uniform. Landscaper will start doing 2-3 trees a week for no extra cost.
- 3) Pond fence repair – Cascade Fence will be coming to do the gate repair within the next month
- 4) Annual meeting prep – amendment set; agenda format is being adjusted to match governing documents. Association will donate money (\$50) to Park Ridge Chapel for use of the meeting area. Reviewed 2009 highlights and added more items.

- Dan will meet with Ron regarding the budget before leaving on a trip the week of the Annual Meeting.
- 5) Landscaper gas surcharge was previously removed
 - 6) Brochure holder installation still pending.
 - 7) Water bill – our water service is irrigation water and there is a minimum monthly charge just for the meter.
 - 8) Final notice form is still in work and was tabled until after the Annual Meeting
 - 9) Insurance and landscaping bids are still in work
 - 10) Brink turned over document hard copies that would have been shredded.
Stephanie confirmed they keep backup data tapes off-site

New business.

- 1) Reimbursement for Ron Duncan for web hosting and domain name renewal.
- 2) Discussed process for approving ACC requests. Will send response in method request is made (email or letter) but disapproval should also be sent priority mail with delivery confirmation.
- 3) Warning letters will be sent as needed with an actual fine letter sent 15 days later if issue is not fixed. Final notice will be sent when fine reaches \$100 along with a notice that it's the homeowner's responsibility to notify us when the violation is fixed so the inspection can be done and additional fines stop being assessed.
- 4) Fence issues – most of the issues are by the retention pond, but some minor ones are on the east side (up the hill) from the sign. Need to fix fence by the retention pond before we can warn homeowners that they need to fix the issues with their fence. Will ask Cascade Fence for an estimate on fixing the retention pond fence.

Meeting adjourned at 8:33 pm; Annual Meeting is May 20. Next board meeting will be on June 17th at 6:30 p.m.