

Date of meeting: 10-21-10

Location: Carol Gilbert's Home

Convened at: 6:34 PM

Members present :RL, DM, CG

Absent: CL

Non Members present: ST

0. Review agenda:

1. Concerned Resident: 6:30 to 7:00 PM

Frank Marino brought a letter to express a different resident's concern (Lot 41) over annual meeting. Frank expressed concerned about letter that the Long's sent to Ron Duncan prior to the Annual meeting. Per Frank's report, several residents who live near him are not happy, and he brought a letter from one of them. Frank expressed his belief there was a lynch mob mentality at the annual meeting. Discussed letter from the Long's to Ron Duncan. Question asked by Frank: Did RL check into the claims in the letter before writing the letter? Response (RL): Yes. (Clarification: RL had attended a board meeting and read meeting minutes and was aware that the board had taken a position on the issues raised in the letter.) Frank reports that fines are imposed based on bylaws. Parking fines were questioned in letter by the Longs. Per Frank, fines met with Board approval. Frank says he feels letter was lopsided, and put board in uncomfortable situation at the annual meeting.

Frank expressed concern over recent board decisions on Lot 28. Frank is concerned that Lot 28 was treated deferentially in the removal of the fines imposed by the previous board. He also asked about badminton net being up for long periods.

Frank asked RL if negative information was solicited from homeowners by several homeowners who collected proxies. RL responded: No. (Clarification: RL was not at every conversation on the day several folks went around the neighborhood to ensure a quorum.) Discussion ensued regarding his concerns about proxy collection. Frank was offered opportunity to continue his comments, and he stated he was finished. He then asked for removal of RL from the board. RL declined to resign.

Frank asked about the removal of sprouting seed trees from common area adjacent to lot 28 as he stated he believes they were planted there on purpose.

Response to concerns: DM responded that board follow up to badminton net in the common area included asking resident to take it down, and it has been taken down each time the homeowner was asked to do it. Board agreed that new sprouts now fall under HOA maintenance, not Lot 28 homeowner responsibility. CG asked whereabouts of

specifics of CCR's in regard to parking, as she was unable to find where fines were specified in the CC&R's when researching previous parking issue/complaints. CG also expressed it is her opinion that in dealing with lot 28 and any other neighbor, the past and present board should have some consideration for possible language barrier and show a certain amount of grace and patience while handling a situation (trees and plantings in common area) that is 12+ years old with no complaints filed until this past year. DM reminded Frank that Lot 28 did pay several fines, and was waived only the final fine, per the board collective decision (interested parties can see also previous Board meeting notes June 2010).

Items noted as (clarification) were not part of original discussion, however, are provided to give the reader more background information provided by RL.

2. Consent Agenda:

a. Sept 16th, 2010 Board Minutes

Minutes of the last boards meeting are attached for your review and consideration to accept. The minutes include action items.

Motion to approve by:DM

Second:CG

b. Action Item Review:

1. Key turned into RL for PO Box. RL to look into collecting mail and closing PO box for now.
2. ST sent retention list to DM
3. CG spoke with 2 neighbors.
4. Reminders sent. Researched 4 lots for fines. All 4 are paid at this time. DM asked ST to check on lots 34, 39 for outstanding violation/details. Also requested ST research the balance on Lot 2 for informational purposes. Board members agree to waive lot 39 \$4. 84 interest for month of August.
5. Still active AI.
6. Still active AI.
7. Summary of lot complaints sent in by ST.
8. Email sent by ST to concerned resident regarding parking.
9. Still active AI.
10. Still active AI.
11. Still active AI.
12. ST resent spread sheet for those who had cast a vote for CCR amendment.

3. Budget & Finance Report/Review

A. Review of Financial Position

The following statements have been internally prepared and reflect accrual accounting.

- a. Balance Sheet for 9/30/10

The balance sheet shows the Chestnut Trails financial position on the 30th of September this year. The checking account (cash balance) is \$27,065.65, the reserve account balance is \$10,200.69 plus \$9355.65 in receivables for a total of \$46,621.99.

Checks for the reserve account provided to DM from ST (from Sound Property)
Motion to approve by: RL

Second:CG

4. Management Report:

- a. Lot 28- Now keeping badminton net down after being asked.
- b. Sidewalk trees-Due to a tight budget, board recommends that sidewalks trees should be trimmed by the homeowners nearest to them and information will be posted in the Fall Newsletter. May ask homeowners to trim their nearby trees, in order to keep dues down, and if they are not willing/able then board will ask for a work party.
RL to double check the CC&R's to see what the homeowner obligation is.
RL to hand out Friendly Reminder for lot 33 and 30 regarding tree in front lawn overhanging sidewalk blocking walkway.
- c.ST emailed CL about posting meeting minutes. CL will help as much as he can. Board member needs to work with CL to post minutes. CG will try to have family member help.
- d. Lot 102. No further movement on the tree near retention pond issue. Lot 102 Asked for email for RL to get help removing trees from retention pond area. RL has not heard from lot owner, so will wait until contacted by homeowner.
- e. Lot 18 request to terrace area at back corner of common area. Board will approve use of concrete/brick material and high quality wood material to terrace for little or no maintenance over mid to long term per the submitted plan. Plants/ shrubs/bark are at homeowners discretion and his expense to plant. Board suggests low maintenance and drought resistance plants for this area.

5. ACC report: Post project painting approval for lot 64 with approval letter sent by ST. No other concerns/follow up.

Ongoing Business:

- A. CCR Amendment Vote - no change update newsletter for Fall**
- B. Website update- no change- CL to be contacted by CG for info and assist.**
- C. Fence repairs update- RL to buy paint and get a work party to finish painting fence.**
- D. Open Board Seat-no change. Info will be included in the Fall newsletter.**
- E. Delinquent Homeowners Dues-already addressed previously in these minutes**

F. PO Box keys update- DM gave key to RL tonight. RL to go to PO Box and pick up mail, and close account, as board and HOA mail goes through Brink office.

G. Fall 2010 Newsletter RL to write and distribute Oct/Nov.

H. Bylaw Amendment-no change- to be included in the Fall newsletters

I. Neighborhood Directory Newsletter will include request for info from those interested in email updates.

New Business

A. Lot 18 common area terrace proposal.

Board will approve use of concrete/brick material and high quality wood material to terrace for little or no maintenance over mid to long term per the submitted plan. Plants/shrubs/bark are at homeowners discretion and his expense to plant. Board suggests low maintenance and drought resistance plants for this area.

B. lot 102 pond tree removal proposal

Waiting for homeowner to contact RL.

Additional new business: None.

Motion to adjourn by:CG

Time adjourned:8:05

Action Items:

1. DM asked ST to check on lots 34, 39 for outstanding violation/details. Also requested ST research the balance on Lot 2 for informational purposes.
2. RL to purchase paint for fence and organize work party to complete fence repair.
3. CL to provide a format for financials to Dan for review, and DM will adjust and discuss changes with ST.
5. RL to compile a directory from questionnaires and from May meeting and send it to HOA Board.
6. CL will attempt to contact Ron when he sees him out in the neighborhood and provide him with the form needed to change ownership of domain for website to the current board. ST will send any info from invoices that may be helpful to CL.
7. CL will create a new board email through Comcast.net to allow homeowners to contact the board.
8. RL to double check the CC&R's to see what the homeowner obligation is. RL to hand out Friendly Reminder for lot 33 and 30 regarding tree in front lawn overhanging sidewalk blocking walkway.
9. CG will take over website management, with help from other board members as needed.
10. **Fall 2010 Newsletter** RL to write and distribute Oct/Nov. RL to include in newsletter CC&R Amendment vote info and open board seat. Also Neighborhood Directory Newsletter will include request for info from those interested in email updates. RL to include request to home owners to trim their sidewalk tress in order to help keep community costs down.
11. RL to go to PO Box and pick up mail, and close account.

12. ST will send letter to lot 18 approving project as described above.