

**Chestnut Trails HOA
Board of Directors Meeting
May 19, 2011**

Members Present:

RL – Rick Long

DM – McGilvary

CG – Carol Gilbert

Non-members Present

ST – Stephanie Thomas

Absent:

CL-out of town

A quorum was present and the meeting called to order at 6:42 p.m.

0. Review Agenda The agenda was reviewed and approved by the board.

I. Consent Agenda

a. Approval of April 2011 BOD minutes

The board minutes were reviewed.. RL motioned to approve the minutes CG seconded all agreed; the BOD approved the March 2011 minutes unanimously.

b. Action Item Review

1. RL to arrange for work party and materials to paint fence around retaining pond at areas of last years repair. RL to organize a work party ASAP.
2. RL to develop amendment cover sheet to explain the need to review this document **Done**
3. ST to send letter to lot 34 with copy of original landscaping audit. Letter sent. No response. AI **done**.
4. CL will continue to attempt to contact Ron regarding turning over website ownership, and will contact godaddy.com to see if there is a way to petition to have ownership of URL changed. In progress.
6. DM and RL to provide Budget and Cover letter to ST by 4-25-11 **Done**
7. ST will send letter to homeowner with delinquent dues to request payment of delinquent dues.**Done**. (No response to letters received)
8. ST will put together mailer once she receives budget and cover sheet regarding trees and amendment. **Done**

9. ST followed up for RL. ST received quote for removal of 5 and 6 of the most hazardous trees from Blue Ribbon. Option to save money by removing downed logs via community work party discussed. AI complete.
10. ST will follow up to request work be done by premier to fix timbers in Tot Lots. **Done.**
11. ST to provide information as possible as to whether it is possible for the HOA to obtain monies owed once lot that is bank owned is sold by its new owner, REO NW. ST will look up lender and board may choose to contact bank directly based on that information.**done**-REO agreed to pay \$529 of the balance, and the remainder is now uncollectible.
12. Possible trustee sale. ST reports no new information, but will continue to check records to find out if sale has occurred. In progress.

II. Budget and Finance Report

Review of Financial Position

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

Balance Sheet for April 30, 2011

The balance sheet shows the Association's financial position on the 31st of March this year. The checking account cash balance is \$15,999.90 plus \$10,250.66 in reserves plus \$3,801.36 in receivables for a total of \$30,051.92.

CG made a motion to accept the financial report and DM seconded; passed unanimously.

III. Management Report

A. Homeowner called to voice concern regarding fence painting at retention pond. RL to follow up and plan work party.

B. One lot is facing foreclosure by owner report. Owner is on a payment plan for past dues owed, and stated he would make last payment in June.

C. \$529 collected from REO for the bank owned lot. RL moved to write off the remaining \$510 as it is uncollectible at this time. DM seconded. Motion passed.

D. Question posed at to status of liens on lots that have delinquent dues. ST to research current liens and report to board.

IV ACC Report:

- a. Lot 4 requested approval for hardy plank and paint colors, and ACC approved.

V. Ongoing Business

- a. Arborist report and tree removal. ST received and distributed to the board bids for removal of worst 5-6 trees. Board requests additional bid for purpose of comparison.

Board will discuss at annual meeting the options of using a community work party vs. haul away service for the downed trees.

VI. New Business

a. A drafting of the spring newsletter is available for BOD review. BOD will review via email, and then RL will distribute with help from volunteers.

b. Annual meeting planning. Board plans to provide a sign in sheet for annual meeting to allow homeowners who would like to share or ask questions to be recognized in an efficient and orderly fashion.

VII Action Item Update. CURRENT/ONGOING ACTION ITEMS

1. RL to arrange for work party and materials to paint fence around retaining pond at areas of last years repair. RL to organize a work party ASAP.
2. RL will finalize Spring newsletter and distribute prior to annual meeting.
3. CL will continue to attempt to contact Ron regarding turning over website ownership, and will contact godaddy.com to see if there is a way to petition to have ownership of URL changed. In progress.
4. Possible trustee sale. ST reports no new information, but will continue to check records to find out if sale has occurred.
5. ST will reapply late fees for lot 57 and calculate total that is delinquent so BOD can update lien once that info is received.
6. ST to ask how much additional cost to remove 2 trees at end of 201PL leaving wood in the NGPA.
7. ST to obtain second bid for removal of 5 most hazardous trees for price comparison.
8. RL to speak to Blue Ribbon.
9. ST to check lien status on 2 lots (#46 and #44) and report to the board for consideration of updating or initiating lien if necessary.

Motion to adjourn: RL motioned to adjourn the meeting, the meeting was adjourned at 7:28 p.m.