

**Chestnut Trails HOA
Board of Directors Meeting
July 19th, 2011**

Members Present:

RL – Rick Long
CM – Cindy Munson
CG – Carol Gilbert
PB - Pratibha Bachal

Non-members Present

none

Absent:

CL – Chris Lyon

A quorum was present and the meeting called to order at 7:00 p.m.

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

I. Consent Agenda

a. Approval of May 19th, 2011 BOD minutes

The board minutes were reviewed. CG motioned to approve the minutes RL seconded all agreed; the BOD approved the the May 2011 minutes unanimously. The annual minutes of July 6th 2011 were reviewed. CM motioned to approve. PB seconded. Minutes approved by board.

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.
Done
2. RL will finalize Spring newsletter and distribute prior to annual meeting.
Done.
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. In progress.
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. Wait for update from ST.

6. ST to ask how much additional cost to remove 2 trees at end of 201PL leaving wood in the NGPA. **Done.**
7. ST to obtain second bid for removal of 5 most hazardous trees for price comparison. **Done.**
8. RL to speak to Blue Ribbon. Spoke to Association Legal Counsel regarding this issue. See also old business.
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. Wait for update from ST.

II. Budget and Finance Report

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

Balance Sheet for date June 30th, 2011

The balance sheet shows the Association's financial position on the 30th of June this year.

The checking account cash balance is \$12,470.53 plus \$10,251.51 in reserves plus \$2,179.25 in receivables for a total of \$24,901.29.

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

III. Management Report-None. Property manager already attended one monthly meeting (annual meeting) this month, and therefore not available for this meeting.

IV ACC Report:

a. One lot completed a project of siding and painting that was approved two years ago. There was some confusion as property manager researched complaints from lots 32 and 64 regarding this project. (see new Business for complaints regarding project).

V. Ongoing Business

a. Trees- per Association Legal Counsel, there is a significant risk that if the 5 trees were to be and one fell this year, the Association holds a liability. Received new bid for tree removal that is within budget for removal of all trees, so liability issue should be moot. Recommend removing all trees this year. ST to confirm Seattle Tree quote to be sure that they understand the scope of work. We will then decide plan of action. Also will ask ST to clarify if third bid obtained and scope of work for each bid, and make sure bids are for removal of all 10-12 trees leaving wood and brush in green belt.

VI. New Business

a. Officer Roles: Board members discussed roles, and the officers are as follows:

President: Rick Long

Vice president: Chris Lyon

Secretary: Carol Gilbert

Treasurer: Cindy Munson
Asst. Secretary: Pratibha Bachal

- b. Resident Complaints received since July 6th, 2011 with follow up.
 1. Lot 64 and lot 32 complained that Lot 65 was not following ACC procedure for siding and painting project. Research by ST turned up the fact that this project was approved two years ago (July 2009) by the previous board and ACC, of which the owners of lots 64 and 32 were members.
 2. Lot 64 and lot 32 complained about the status of the lawn on lot 44 as it was overgrown. PM forwarded complaint to board, and checked with Real Estate agent to request lot be cleaned up as lot is in foreclosure. Real estate agent unable /unwilling to help, so board organized work party to clean up yard within 10 days of complaint. Lot 64 and lot 32 were asked to be part of the work party, however, both declined.
 3. Lot 64 complained that lot 43 has plastic play structure (non permanent) in their front yard and driveway. Board discussed CCR's as relate to play structures, and decided the remedy would be a Friendly reminder to be given to lot 43. PB to complete and deliver a friendly reminder.
 4. Lot 64 complained that a resident (unknown) has placed a basketball hoop in the cul de sac on 200th PL SE. Board notes that the ball hoop is in the road, and not at a lot, and the board has been informed by the Sheriff's Department that the HOA does not have authority to govern the roads. ST responded to lot 64 with this information.
 5. Lot 64 complained that there are 121 boards in various states of deterioration at the fence around the retention pond and feels there is a safety risk. Resident is referred to the annual meeting minutes, where president noted that fence is in need of repair, and is planning a work party to address it this summer.
 6. Lot 64 complained that cars are parking illegally on the 33rd Dr SE cul de sac. ST restated to resident that Snohomish County Sheriff's office has told us the Association that we cannot enforce the rules on a public road, and that anyone has the right to call the sheriff and have a car ticketed and/or towed if they see it in violation of the law.
- c. Discussion regarding process for addressing complaints/concerns and getting information regarding the follow up to the association as a whole via website. RL will establish a draft of the process for contacting property manager and board with goal of refining the process and posting on the website for homeowner informational purposes.

VII Action Item Update. CURRENT/ONGOING ACTION ITEMS

1. RL will establish a draft of the process for contacting property manager and board. With goal of refining the process and posting on the website for homeowner informational purposes.

2. Friendly reminder to be given to lot 43 regarding play structure. PB to write up and deliver.
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. In progress.
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. Wait for update from ST.
6. 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. Wait for update from ST.
7. ST to clarify if third bid obtained for tree work and scope of work for each bid, and make sure bids are for removal of all 10-12 trees leaving wood and brush in green belt.

Motion to adjourn: CM motioned to adjourn the meeting, the meeting was adjourned at 9:00 p.m.