

**Chestnut Trails HOA
Board of Directors Meeting
JUNE 20, 2013**

Members Present:

RL – Rick Long, out-going President
CK – Colin Kearns - President
JB – Jay Bouchard, Vice President
CM – Cindy Monson, Secretary
JE - Julie Ellithorpe, Treasurer

Non-members Present

ST – Stephanie Thomas

Absent:

CK – Colin Kearns

A quorum was present and the meeting called to order at 6:06 p.m.

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

1. Consent Agenda

a. Approval of MARCH 2013 BOD minutes

The board minutes were reviewed. JB motioned to approve the minutes JE seconded all agreed; the BOD approved the March 2013 minutes unanimously.

b. Action Item Review

2. Budget and Finance Report

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

Balance Sheet for date 5/31/2013.

The balance sheet shows the Association's financial position on 5-31-2013 this year. The checking account cash balance is \$10,387.03 plus \$20,287.02 in reserves plus \$1319.61 in receivables for a total of \$31,993.66.

CM made a motion to accept the financial report and JB seconded; passed unanimously.

3. Management Report

A. PSE damaged the water line. Check is in the mail 6-18-2013 for ~\$200.

B. Assessments were mailed to the HOA.

C. Raised sidewalk next to 201st Place mailbox; Sno-County has said it's their responsibility. We will wait a few months for their action. Rick Long will paint a strip over the raised area for safety purposes.

D. Light fixed on the CHT entry sign. Jay may add a time sensor because the trees shade the light and it's on all the time. The sensor timing switch will turn it on and off.

4. Complaints:
- a. None
 - b.
 - c.

5. ACC Report:

- a. None

6. Ongoing Business

- a. Maltby fence; slat needs to be fixed. Ivy growing on the fence causing some of the problems. Discussions have started about the replacement of the fence for safety purposes and keep property values up. The BOD will develop a Survey Monkey for the HOA input.
- b. Reserve Study: motion to table this year's Reserve Study without site visit (\$650) until 2014. Since most of the items in the report have not been repaired or replaced, we don't need another report stating the same. CM motioned to table until 2014, JB seconded.
- c. Tot lot drainage: JB motioned to table drainage project until Dec 2013 so that more research can be done. CM seconded.

7. New Business

- a. Diseased tree is in Min's yard. BOD will check the arborist's report to see if that was reported.
- b. Dead tree is behind the baby blue house (next to the power lines); BOD checking the arborist's report to see if that was reported.
- c. Lot#105 at the CHT entry way, the community trees need to be limbed up on the homeowners side. ST to notify the landscaper's to do this service.

VII. Action Item Update. CURRENT/ONGOING ACTION ITEMS

- a.

Motion to adjourn:

CM motioned to adjourn the meeting, JB seconded; the meeting was adjourned at 7:10 p.m.

Next meeting: July 18, 2013; 6:00 p.m.