

**Chestnut Trails HOA  
Board of Directors Meeting  
June 19, 2014**

**Members Present:**

CM - Cindy Monson, President  
JB – J. Bouchard, Secretary  
JE - Julie Elithorp, Treasurer

**Non-members Present**

ST - Stephanie Thomas

**Absent:**

CK - Colin Kearns – Board Member

A quorum was present and the meeting called to order at 5:50 p.m.

1. **Review Agenda:** The agenda was reviewed and approved by the board.

2. **Consent Agenda**

**Approval of May 22, 2014 BOD minutes**

The board minutes were reviewed. JE motioned to approve the minutes JB seconded, all agreed; the BOD approved the **May 22, 2014** minutes unanimously.

3. **Budget and Finance Report**

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

Balance Sheet for **May 31, 2014**. The balance sheet shows the Association's financial position on **May 31, 2014**.

The checking account cash balance is \$40,352.45 plus \$20,297.99 in reserves plus \$2,275.18 in receivables for a total of \$62,925.62.

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

**4. Management Report**

**A.** Violation letters sent to 6 home owners with garbage cans left out and visible from the street.

**B.** Quote: Tot Lot Bubble replacement - \$267.70

**C.** Quote: Re-stripe sport court - \$650 (Mid Pac bid)

**D.** A homeowner is seeking reimbursement for downed tree. – ST sending denial letter.

**E.** Multiple lots are in need of mowing/weeding. - ST sending letters.

**F.** A homeowner questioned their garbage can letter. - The homeowner is allowed to keep their cans in their current location while the BOD looks into a permanent solution at the next annual meeting.

**G.** A homeowner mentioned that the grass isn't being mowed in the common area next to their lot. – ST sending letter that common area is mowed by community volunteers.

**H.** A homeowner questioned letter to repaint home. – ST sending letter clarifying only affected area needs to be repainted.

**5. Complaints:**

**A.** None

**6. ACC Report:**

**A.** Lot # 38 – roofing - approved

**B.** Lot # 44 – roofing - approved

**7. Old Business:**

**A.** Tot lot bubble: JE received an email asking for the ship to address. Maybe they are planning to ship a new bubble – TRANSFERRED TO ST – she will make some phone calls. See quote above. CM made motion to purchase new bubble, JE seconded, passed unanimously. ST will place order.

**B.** JE to check into donation of small trees for the NGPA areas. - PENDING

**C.** Newsletter to include, garbage cans, parking, cutting trees in the NGPA. - PENDING

**D.** BOD discussed community upgrades/improvements. Ideas and suggestions continue to be discussed.

**E.** JE will talk to arborist about dead tree at homeowner property next to power lines. - Arborist called. Waiting for call back.

**F.** Tot lot cleaning: Tunnel tot lot was cleaned in April by JB. The 201<sup>st</sup> PL SE tot lot will be next. Neighbors have volunteered their water pressure equipment. – Completed by JB. All tot lots have been cleaned.

**G.** Tunnel tot lot: trail behind this lot has ranch fencing that is broken. The BOD went to look at it and JB will get materials estimate to re-build that fencing. This is a safety issue where there is steep terrain.

**8. New Business:**

**A.** Lock on common water spigot removed and replaced.

**B.** Two fence boards were knocked down at the retention pond. New support boards need to be added to reinforce the entire length of the retention pond fence along Maltby Rd. Estimated cost for 2"x4"x8' boards and supporting hardware: ~\$250

**C.** Homeowners are delinquent on their HOA dues. - ST sending letters.

**D.** JE motioned to have Westside Goat Girl (\$1800) clean retention pond vegetation, CM seconded. Passed unanimously.

**E.** Dead tree along Maltby Rd. BOD is researching replacement tree.

**F.** JB to call county to get retention pond repair work info.

**G.** Tot lot wood treatment – JE is getting recommendations for treatment.

**Motion to adjourn:** JB motioned to adjourn the meeting, CM seconded; the meeting was adjourned at 8:15 p.m.

Next meeting: July 24, 2014; 6:30 p.m.