

**Chestnut Trails HOA  
Board of Directors Meeting  
July 24, 2014**

**Members Present:**

CM - Cindy Monson, President

JB – J. Bouchard, Secretary

JE - Julie Elithorp, Treasurer

**Non-members Present**

RL - Rick Long

**Absent:**

CK - Colin Kerns – Board Member

ST - Stephanie Thomas

A quorum was present and the meeting called to order at 6:30 p.m.

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

**1. Consent Agenda**

**A. Approval of June 19, 2014 BOD minutes**

The board minutes were reviewed. Minor changes need to be made. JB to make changes for the board to review again at the next meeting.

**2. Budget and Finance Report**

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **June 30, 2014**. The balance sheet shows the Association's financial position on the **June 30, 2014** this year.

The checking account cash balance is \$56209.23 plus \$20298.61 in reserves plus \$7076.55 in receivables for a total of \$83584.39.

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

**3. Management Report**

- A. Quote – Premiere Lawn Service to install bark to stop erosion at sport court area - \$1050 + tax. – No action taken at this time.
- B. Tot lot bubble ordered.
- C. Letter sent to a homeowner regarding common area maintenance, tree removal reimbursement, and garbage can exception.
- D. Letters sent to homeowners about lawn care.
- E. Insurance renewal complete.
- F. Letter sent to a homeowner to repaint.
- G. Waived 4 late fees per Board, due to questions on payment slips.

**4. Complaints:**

- A. Homeowner requested contact of neighbors regarding fireworks clean-up. – ST completed.

**5. ACC Report:**

- A. Lot # 44 – Fencing – Approved by ACC.
- B. Lot # 99 – Privacy Screen – ACC sent to Board. – JB made motion to not allow privacy screen due to metal/wood screening location and CCR’s wording, JE seconded. Unanimously approved to not allow screening. JE/ST to send letter.
- C. Lot # 103 – Fencing – Approved by ACC.

**6. 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. -- ST placed order (waiting on delivery)
- B. JE to check into donation of small trees for the NGPA areas. -- PENDING
- C. JE will talk to arborist about dead tree at homeowner property next to power lines. - Arborist called. Waiting for call back. -- PENDING
- D. 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. – \$100 estimate for materials. – Fence completed by JB/RL.

**E.** 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 – Completed under budget by JB/RL.

**F.** JE motioned to have Westside Goat Girl (\$1800) clean retention pond vegetation, CM seconded. Passed unanimously. – Canceled order due to new information from the county. See 6.H below.

**G.** Dead tree along Maltby Rd. BOD is researching replacement tree. -- Postponed until Oct meeting.

**H.** JB to call county to get retention pond repair work info. -- County is going to cut down alders and blackberry bushes in the retention pond area at no cost to the HOA. Maintenance by the county is in process. Work scheduled for Aug/Sept.

**I.** Tot lot wood treatment – JE is getting recommendations for treatment. – Getting info from manufacturer on proper maintenance. PENDING

**7. New Business:**

**A.** Due to the age of the community, it was suggested that the Board do a community walk-through. JB & JE will create home list to monitor issues.

**B.** RL will research zoning & setback rules.

**C.** Due to recent questions from new home owners in the community, it was suggested that the board create a welcome to the neighborhood packet. --- CM will create a welcome packet.

**D.** The website is down/offline. JB is working to correct any issues and get it back up/online.

**Motion to adjourn:** CM motioned to adjourn the meeting, JE seconded; the meeting was adjourned at 8:30 p.m.

Next meeting: August 21, 2014; 6:00 p.m.