

**Chestnut Trails HOA
Board of Directors Meeting
August 21, 2014**

Members Present:

CM - Cindy Monson, President

JB – J. Bouchard, Secretary

JE - Julie Elithorp, Treasurer

Non-members Present

Absent:

CK - Colin Kerns – Board Member

ST - Stephanie Thomas

A quorum was present and the meeting called to order at 6:52 p.m.

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

1. Consent Agenda

A. Approval of June 19 & July 24, 2014 BOD minutes

The board minutes were reviewed. JB motioned to approve the minutes JE seconded, all agreed; the BOD approved the **June 19 & July 24, 2014** minutes unanimously.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **July 31, 2014**. The balance sheet shows the Association's financial position on **July 31, 2014**.

The checking account cash balance is \$ 53,939.87 plus \$ 20,299.25 in reserves plus \$ 5,872.74 in receivables for a total of \$ 80,111.86.

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

3. Management Report

A. Due to shipping damage to replacement bubble for tot lot, ST ordered new replacement bubble for tot lot. JB received/installed new bubble. Completed.

B. Garbage cans: Five (5) lots with visible garbage cans.

C. HOA dues: Six (6) homeowners delinquent.

D. One (1) lot has front stairs that are in need of painting.

4. Complaints:

A. None

5. ACC Report:

A. Lot # 56 – Paint - Approved

B. Lot # 99 – Tree Removal – Approved

C. Lot # 82 – Paint – Approved. Questioning if cleaning or painting is necessary.

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) --- JB received new bubble. JB & RL installed bubble, but noticed shipping damage. ST ordered new replacement bubble. See 3.A

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. – JE forwarding questions to ST for Brink to get answers from arborist. --- PENDING

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

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

F. Due to the age of the community, it was suggested that the Board do a community walk-through. JB & JE will create checklist to monitor CC&R conformance. --- Checklist created.

G. RL will research zoning & setback rules. – Information unavailable.

H. 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. --- CM created welcome packet rough draft.

I. The website is down/offline. JB is working to correct any issues and get it back up/online. --- JB renewed the website hosting for five years and the website account information was updated. The website is up/working.

7. New Business:

A. HOA payment coupon raised questions due to wording. JE will review, suggest corrections, and re-submit to Brink before January 2015.

Motion to adjourn: JB motioned to adjourn the meeting, JE seconded; the meeting was adjourned at 9:00 p.m.

Next meeting: September 18, 2014; 6:00 p.m.