

**Chestnut Trails HOA
Board of Directors Meeting
December 18, 2014**

Members Present:

CM - Cindy Monson, President

JB – J. Bouchard, Secretary

JE - Julie Elithorp, Treasurer

Non-members Present

ST - Stephanie Thomas

Rick Long

Absent:

CK - Colin Kearns – Board Member

A quorum was present and the meeting called to order at 6:05 p.m.

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

1. Consent Agenda

A. Approval of October 16, 2014 BOD minutes

The board minutes were reviewed. JB motioned to approve the minutes, JE seconded; all agreed; the BOD approved the **October 16, 2014** minutes unanimously.

2. Budget and Finance Report

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

The checking account cash balance is \$47,118.90 plus \$20,301.78 in reserves plus \$2,461.32 in receivables for a total of \$69,882.00.

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

3. Management Report

- A. HOA dues: One (1) home is delinquent.
- B. Garbage cans: Eleven (11) cans visible from the street.

4. Complaints:

- A. None

5. ACC Report:

- A. None

6. Old Business:

A. JE to check into donation of small trees for the NGPA areas. – JE is checking with non-profit organizations on possible tree options. With spring being the optimal planting season, the BOD will continue to acquire tree information and will re-evaluate at the February 2015 meeting. -- PENDING

B. 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

C. Dead tree along Maltby Rd. BOD is researching replacement tree. – Replanting scheduled for February 2015. ST will get quote from landscapers for Dec 2014 meeting. -- Bid received from Premiere Lawn Service.

D. Tot lot wood treatment – JE is getting recommendations for treatment. Getting info from manufacturer on proper maintenance. -- Treatment not necessary this season. BOD will re-evaluate cleaning and treating tot lots in Summer 2015.

E. 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. ---- The BOD is editing the rough draft and adding answers to frequently asked questions. ----- Legal notes may need to be added. -----PENDING

F. HOA payment coupon raised questions due to wording. JE will review, suggest corrections, and re-submit to Brink before January 2015. – JE edited the payment coupon and the BOD will review and submit to Brink at the January 2015 meeting. --- JE submitted payment coupon changes to Brink and will appear on next payment coupon mailing.

G. Attorney Gregory Cromwell gave a presentation to the BOD to discuss possible legal representation for the HOA. – BOD discussed legal representation. CM made a motion to use Hanis Irvine Prothero PLLC as HOA legal representation. JB seconded. Motion passed unanimously.

H. The BOD was notified that the common area landscaping provided by Premiere Lawn Service is raising their rates by 3% starting January 1, 2015. – ST getting competitive quotes. Two (2) quotes received, waiting on third quote.

I. The BOD is concerned that there may be renters living in the association who are not familiar with the CCR's. The BOD is working to ensure that new home owners and renters are familiar and compliant with the CCR's.

7. New Business:

A. BOD discussed better ways to make HOA bank account funds easier to monitor. After discussion, CM made a motion to move the reserve account from First Citizen Bank 9 Month CD to a Wells Fargo Savings account. JE seconded. Motion passed unanimously.

B. ST is looking into using Wells Fargo bank for all HOA banking accounts.

C. BOD discussed 2015 budget.

Motion to adjourn: CM motioned to adjourn the meeting, JE seconded; the meeting was adjourned at 8:11 p.m.

Next meeting: January 15, 2015; 6:00 p.m.