

**Chestnut Trails HOA
Board of Directors Meeting
January 28, 2015**

Members Present:

CM - Cindy Monson, President

JB – J. Bouchard, Secretary

JE - Julie Elithorp, Treasurer

Non-members Present

Absent:

CK - Colin Kearns – Board Member

ST - Stephanie Thomas

A quorum was present and the meeting called to order at 6:15 p.m.

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

1. Consent Agenda

A. Approval of December 18, 2014 BOD minutes

The board minutes were reviewed. CM motioned to approve the minutes, JE seconded; all agreed; the BOD approved the **December 18, 2014** minutes unanimously.

2. Budget and Finance Report

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

The checking account cash balance is \$45,112.91 plus \$20,304.13 in reserves plus \$2,480.51 in receivables for a total of \$67,897.55.

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

3. Management Report

- A. HOA dues: One (1) home is delinquent.
- B. Garbage cans: Ten (10) cans visible from the street.
- C. Sent Dues online payment link to JB to post on the website.

4. Complaints:

- A. None.

5. ACC Report:

- A. Lot # 5 – Siding - Approved

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. --- Arborist answered questions. See the arborist’s report on our website at Tree Report 2015 under Documents.
- C. Dead tree along Maltby Rd. BOD is researching replacement tree. – Replanting scheduled for February 2015. ST getting quote from landscapers for Dec 2014 meeting. -- Bid received from Premiere Lawn Service. --- JB made a motion to postpone replanting until spring. CM seconded. Approved unanimously.
- 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. ----- Welcome letter finalized and added to Annual Meeting mailing packet.

F. 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. --- JB made a motion to keep Premier Lawn Service as the HOA landscaper. CM seconded. Passed unanimously.

G. ST is looking into using Wells Fargo bank for all HOA banking accounts. -- ST requested reserve documents from Wells Fargo Bank.

H. BOD discussed 2015 budget. -- CM made a motion to approve the 2015 budget. JB seconded. Passed unanimously.

7. New Business:

A. CM made a motion to have attorney begin collection process on a homeowner. JE seconded. Passed unanimously.

B. Annual HOA Meeting scheduled for March 26, 2015 at Park Ridge Community Church at 7 p.m. - ST will make reservations.

Motion to adjourn: JB motioned to adjourn the meeting, CM seconded; the meeting was adjourned at 8:40 p.m.

Next meeting: February 19, 2015; 6:00 p.m.