

**Chestnut Trails HOA  
Board of Directors Meeting  
February 19, 2015**

**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 6:05 p.m.

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

**1. Consent Agenda**

**A. Approval of January 28, 2015 BOD minutes**

The board minutes were reviewed. JB motioned to approve the minutes, JE seconded; all agreed; the BOD approved the **January 28, 2015** minutes unanimously.

**2. Budget and Finance Report**

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **January 31, 2015**. The balance sheet shows the Association's financial position on **January 31, 2015**.

The checking account cash balance is \$40,452.47 plus \$20,304.77 in reserves plus \$2,499.89 in receivables for a total of \$63,257.13.

JE 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: drive-thru to be completed on 2/20/15.
- C. Backflow test completed.
- D. Annual HOA meeting packet printed and delivered to BOD for mailing.

**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. --- JE getting quote for replacement trees.

**B.** 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.

**C.** 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.

**D.** ST is looking into using Wells Fargo Bank for all HOA banking accounts. -- ST requested reserve documents from Wells Fargo Bank. --- JE made a motion to move the reserve account funds to Well Fargo Bank for better money management. CM seconded. Passed unanimously.

**7. New Business:**

- A.** ST getting quote for fence replacement around retention pond.
- B.** Community Yard Sale is scheduled for May 29<sup>th</sup> & 30<sup>th</sup>, 2015.

**Motion to adjourn:** CM motioned to adjourn the meeting, JE seconded; the meeting was adjourned at 7:30 p.m.

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