

**Chestnut Trails HOA
Board of Directors Meeting
July 17, 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 6:04 p.m.

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

1. Consent Agenda

A. Approval of June 18, 2015 BOD minutes

The board minutes were not ready for review. The June 18, 2015 BOD minutes will be reviewed at the next board meeting.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **June 30, 2015**. The balance sheet shows the Association's financial position on **June 30, 2015**.

The checking account cash balance is \$67,513.88 plus \$20,307.88 in reserves plus \$6,303.30 in receivables for a total of \$94,125.06.

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

3. Management Report

- A. HOA dues: Six (6) home are delinquent. ST – sending notices.
- B. Garbage cans: 11 homes have visible garbage cans.

4. Complaints:

- A. None.

5. ACC Report:

- A. Lot #46 – Siding/Paint - Approved
- B. Lot #87 – Roof - 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. --- JE getting quote for replacement trees. ---- 1st quote for 4' - 6' Red Cedar Trees: \$40 - \$80.
- B. ST getting quote for fence replacement around retention pond. - Cascade Fence bid was not ready. – Quote received and BOD is evaluating options.
- C. ST to get quotes for Arborist recommended tree removal. – JB made motion to have Blue Ribbon Tree Service remove 5 trees that were on the arborist report, JE seconded; passed unanimously. – Trees removed.
- D. Homeowner requested the BOD look into ivy growing on a large tree in the common area. BOD had Blue Ribbon Tree Service quote possible ivy removal. BRTS does not provide that service. No ivy removal at this time. – Homeowner cut ivy at the tree base and the ivy is dead.
- E. The tot lot on 201st PL SE is in need of repair. There are damaged boards that support and hold in the bark. ST – will get quote for repair. --- JB & Rick L. will measure the tot lot boards for replacement and email ST for quote.

7. New Business:

A. There is an abandoned tire near the fence along Maltby Rd. – J. will remove and Rick L. will dispose of the tire.

B. The BOD discussed taking legal action on a delinquent homeowner. CM made a motion to begin a foreclosure lawsuit on the delinquent homeowner. JE seconded; passed unanimously.

Motion to adjourn: JB motioned to adjourn the meeting, CM seconded; the meeting was adjourned at 7:23 p.m.

Next meeting: Aug 20, 2015; 6:00 p.m.