

**Chestnut Trails HOA
Board of Directors Meeting
August 20, 2015**

Members Present:

CM - Cindy Monson, President

JB – J. Bouchard, Secretary

JE - Julie Elithorp, Treasurer

Non-members Present

ST – Stephanie Thomas

Absent:

A quorum was present and the meeting called to order at 6:10 p.m.

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

1. Consent Agenda

A. Approval of June 18 & July 17, 2015 BOD minutes

The board minutes were reviewed. JE motioned to approve the minutes, CM seconded; all agreed; the BOD approved the June 18 & July 17, 2015 minutes unanimously.

2. Budget and Finance Report

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

The checking account cash balance is \$60,286.82 plus \$20,310.20 in reserves plus \$5,757.48 in receivables for a total of \$86,354.50.

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 final notices.
- B. Garbage cans: Sixteen (16) homes have garbage cans visible from the street.

4. Complaints:

- A. None.

5. ACC Report:

- A. Lot #21 –Paint - Approved
- B. Lot #27 – Stair Replacement/Repair - Approved

6. Old Business:

- A. ST getting quote for fence replacement around retention pond. - Cascade Fence bid was not ready. – Quote received / BOD evaluating options. ---Pending
- B. 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. – New measurements taken for remaining quote.
- C. There is an abandoned tire near the fence along Maltby Rd. – J. will remove and Rick L. will dispose of the tire. Rick L. removed and will dispose of the tire.
- D. 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. – Collection process started.

7. New Business:

- A. Colin Kearns has resigned from the Board.

Motion to adjourn: JB motioned to adjourn the meeting, CM seconded; the meeting was adjourned at 7:05 p.m.

Next meeting: Sep 17, 2015; 6:00 p.m.