

**Chestnut Trails HOA
Board of Directors Meeting
September 17, 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 6:00 p.m.

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

1. Consent Agenda

A. Approval of August 20, 2015 BOD minutes

The board minutes were reviewed. CM motioned to approve the minutes, JE seconded; all agreed; the BOD approved the August 20, 2015 minutes unanimously.

2. Budget and Finance Report

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

The checking account cash balance is \$57,214.42 plus \$20,310.91 in reserves plus \$7,443.19 in receivables for a total of \$84,968.52.

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

3. Management Report

- A. HOA dues: Four (4) home are delinquent. ST – sending notices.
- B. Garbage cans: Eleven (11) homes have garbage cans visible from the street.

4. Complaints:

- A. A homeowner has complained that a home needs painting and another home has a gutter issue. – The Board is addressing the complaints.

5. ACC Report:

- A. Lot #32 – Paint - Approved
- B. Lot #49 – Roof – Approved
- C. Lot #55 – Paint – Approved
- D. Lot #55 – Stamped concrete deck, rod iron gates, rod iron deck rails, & retaining wall along sidewalk – Denied – Homeowner asked to address the BOD.

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. ---- JB made a motion to accept the bid from Cornerstone Services Group and have them replace the 4”x6”x8’ boards on the 201st PL SE tot lot, JE seconded; unanimously approved.

7. New Business:

- A. CM creating new friendly reminder notice/postcard for neighborhood beautification.
- B. A homeowner asked to address the BOD with regards to their ACC request. – The homeowner did not attend the meeting.

Motion to adjourn: JB motioned to adjourn the meeting, JE seconded; the meeting was adjourned at 8:00 p.m.

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