

**Chestnut Trails HOA
Board of Directors Meeting
September 17, 2019**

Members Present:

BA – Bob Austin
BE- Brett Ellis
JF - Julia Foster
LL - Linda LaFave

Non-members Present:

RF - Rod Finney – Brink Property Management

Absent: NA

A quorum was present and the meeting called to order at 6:03pm

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

1. Consent Agenda

A. 08/19/19 Minutes Not Available

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for September 17, 2019. The balance sheet shows the Association's financial position on September 17, 2019.

The checking account cash balance is \$34,642.35 plus \$37,242.46 in reserves plus \$21,125.41 in receivables for a total of \$93,020.22.

3. Management Report

A. Review of AR Delinquent accounts

4. Complaints:

A. Home owner noticed that the entry way lights were damaged. BOD approved repair up to \$200.00.

B. Home Owner requested that the Tunnel Tot Lot be pressured washed. Brett will look into.

5. **ACC Report:**

A. None.

6. **Old/Ongoing Business:**

A. Rod to break down AR amounts over 120 days old - **Pending**

B. Rod to get quote to replace bushes along Maltby from 2017 accident. **Pending till October.**

D. Website renewal coming due. J to send Rod bill once he is notified of due date. **Completed**

E. Basketball Backboard damaged. BOD approved up to \$200.00 to replace backboard. **Completed**

F. Tree/Shrub removal on 201st SE. BOD requests 2nd quote, **2nd quote rcvd and approved by BOD.** Rod to contact landscaper with approval to remove.

G. Rod to send letters to all delinquent accounts. - **Completed**

H. Rod to send Lien hold letters to top 3 delinquent accounts. - **Pending**

I. Rod to provide detail of water bills and sprinkler schedule. - **Completed**

7. **New Business:**

A. Rod to send certified letter to 2 delinquent accounts.

B. Rod to provide detailed AR account for Acct 14720 to determine if certified Lien letter to be sent.

Motion to adjourn: Il motioned to adjourn the meeting, jf seconded; the meeting was adjourned at 6:48pm

Next meeting: **October 22, 2019**