

**Chestnut Trails HOA
Board of Directors Meeting
October 22, 2019**

Members Present:

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

Non-members Present:

Absent: RF - Rod Finney – Brink Property Management

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. Approval of 08/19/19 and 09/17/19 minutes

The board minutes were reviewed. BE motioned to approve the minutes, LL seconded; all agreed. The BOD approved the August 19 & September 17, 2019 minutes.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for October 22, 2019. The balance sheet shows the Association's financial position on October 22, 2019.

The checking account cash balance is \$32,012.90 plus \$37,681.64 in reserves plus \$14,311.46 in receivables for a total of \$84,588.16.

3. Management Report

A. Review of AR Delinquent accounts

4. Complaints:

A. None

5. **ACC Report:**

A. None.

6. **Old/Ongoing Business:**

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

B. Rod to get quote to replace bushes along Maltby from 2017 accident.

Received quote for \$500.00 to replace. BOD Approved, email sent to Rod.

C. 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. - **Completed**

D. Rod to send Lien hold letters to top 3 delinquent accounts. – **Completed**

E. Rod to provide detailed AR account for Acct 14720 to determine if certified Lien letter to be sent. - **Completed**

F. Home Owner requested that the Tunnel Tot Lot be pressured washed. Brett will look into. - **Pending**

G.

7. **New Business:**

A. Homeowner emailed concerning tree topping in NGPA. Rod sent email with contact info for vendors. BOD sent email to Rod to let homeowner be aware that they must contact our arborist and cannot have trees topped with approval from our arborist and BOD.

B. Liens placed upon 3 homeowners. Question on why the HOA lawyer was not used?

Motion to adjourn: BE motioned to adjourn the meeting, LL seconded; the meeting was adjourned at 6:57pm

Next meeting: **November 19, 2019**