

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

Members Present:

BA – Bob Austin
JF - Julia Foster
LL - Linda LaFave

Non-members Present: RF - Rod Finney – Brink Property Management

Absent: BE- Brett Ellis

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 10/22/19

The board minutes were reviewed. JF motioned to approve the minutes, LL seconded; all agreed. The BOD approved the October 22, 2019 minutes.

2. Budget and Finance Report

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

The checking account cash balance is \$29,171.65 plus \$38,540.85 in reserves plus \$16,834.32 in receivables plus \$415.82 Prepaid Accounts for a total of \$84,962.64.

3. Management Report

A. Review of AR Delinquent accounts - if amount on acct 14774 for \$44.22 is not a short payment, Brink is to write off this debt. JF motioned to approve, LL Seconded

4. Complaints:

A. Yard condition – Brink to send letter

5. **ACC Report:**

A. None.

6. **Old/Ongoing Business:**

A. 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.

Completed

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

C. 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. **Completed**

D. Liens placed upon 2 homeowners. **In Process**

7. **New Business:**

A. BOD requesting copy of Brink contract

B. Rod to get a bid with Tru Terras Landscaping to possibly replace current Landscaping company

C. Rod to schedule 2 meeting times with the church for our annual meeting, not on a Friday

D. Rod to prepare 2019 budget actuals and 2020 budget

Motion to adjourn: LL motioned to adjourn the meeting, BA seconded; the meeting was adjourned at 6:45pm

Next meeting: **January 23, 2020**