

**Chestnut Trails HOA  
Board of Directors Meeting  
January 23, 2020**

**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 6:13pm

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

**1. Consent Agenda**

**A. Approval of 12/17/19**

The board minutes were reviewed. JF motioned to approve the minutes, LL Seconded; all agreed. The BOD approved the December 17, 2019 minutes.

**2. Budget and Finance Report**

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for January 23, 2020. The balance sheet shows the Association's financial position on January 23, 2020.

The checking account cash balance is \$24,304.55 plus \$38,970.87 in reserves plus \$16,834.32 in receivables plus \$332.65 Prepaid Accounts for a total of \$80,442.39.

**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 – RF Pending
- B.** Remainder column should be including penalties. - RF to add back in

**4. Complaints:**

A. None

**5. ACC Report:**

A. None

**6. Old/Ongoing Business:**

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

B. Liens placed upon 2 homeowners. - **In Process**

C. BOD requesting copy of Brink contract – **In Process**

D. Rod to get a bid with Tru Terras Lanscaping to possibly replace current Landscaping company. Bid too high. JF motioned to approve current Landscaping company. BE seconded. BOD approved to keep current Landscaping company. – **Complete**

E. Rod to Schedule 2 meeting times with the church for our annual meeting, not on a Friday. - **In Process**

F. Rod to prepare 2019 budget actuals and 2020 budget – **Complete**

G. Letter from Homer Owner concerning neighbor's yard condition. RF to send letter. - **In Process**

**7. New Business:**

A. Rod to supply lot numbers for past AR to JF/BA to try to get current addresses of owners.

**Motion to adjourn:** BE motioned to adjourn the meeting, JF seconded; the meeting was adjourned at 7:11pm

Next meeting: **Febuary 18, 2020**