

**Chestnut Trails HOA  
Board of Directors Meeting  
February 18, 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 01-23-20**

The board minutes were reviewed. JF motioned to approve the minutes, BE Seconded; all agreed. The BOD approved the January 23, 2020 minutes.

**2. Budget and Finance Report**

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for February 18, 2020. The balance sheet shows the Association's financial position on February 18, 2020.

The checking account cash balance is \$20,609.58 plus \$39,400.97 in reserves plus \$20,655.53 in receivables plus \$249.48 Prepaid Accounts for a total of \$80,915.56.

**3. Management Report**

- A.** Review of AR Delinquent accounts - if amount on acct 17544 for \$130.00 is not a short payment, Brink is to write off this debt. LL motioned to approve, JF 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 April?**

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

C. BOD requesting copy of Brink contract – **Complete**

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

E. Letter from Homer Owner concerning neighbor's yard condition. RF to send letter. – **Complete**

F. Rod to supply lot numbers for past AR to JF/BA to try to get current addresses of owners. Julie Found 3 addresses. – **Complete**

G. 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. - **Complete**

**7. New Business:**

A. None

**Motion to adjourn:** BE motioned to adjourn the meeting, LL seconded; the meeting was adjourned at 6:32pm

Next meeting: **Annual Meeting 03-23-2020**