

Chestnut Trail HOA

Board of Directors Meeting

February 3, 2021

Members Present

BA-Bob Austin

BE-Brett Ellis

JF-Julia Foster

LL-Linda Lafave

Non-members Present SH-Stephanie Hamilton-Brink Property Management

Absent:NA

A quorum was present and the meeting was called to order at 5:17 pm.

1. Review Agenda: Not available because we have not met for the past year
2. Consent Agenda
 - a. Approval of 2-18-20
The board minutes were reviewed. JF motioned to approve, BE seconded; all agree.
The BOD approved the February 18 2020 minutes.
3. Budget and Finance Report
 - a. Not prepared yet
4. Management Report
 - a. Review of AR delinquent accounts-great improvement, only a few accounts. 8 non-pay from 2020
 - b. Operating account balance \$43,071. Reserves \$44,000.
5. Complaints
 - a. None
6. ACC Report
 - a. None
7. Old/Ongoing Business
 - a. Xxxxxxx
8. New Business
 - a. Start to use the existing portal, SH to send BOD members log-in information
 - b. UKIWA (sp) No quorum needed, 0 late fees, evictions, liens
 - c. Reserve funds review needed
 - d. Different process for tree inspection and removal
 - e. 2019 taxes signed
 - f. 2021 Budget