

**Chestnut Trails HOA
Board of Directors Meeting
September 22, 2021**

Members Present:

BA – Bob Austin

LL - Linda LaFave

Non-members Present: AD – Anne Davidson - Brink Property Management

Absent: JF - Julie Foster

A quorum was present and the meeting called to order at 6:04pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 08-25-21 minutes

The board minutes were reviewed. The BOD approved the August 25, 2021 minutes.

2. Budget and Finance Report:

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for August 31, 2021. The balance sheet shows the Association's financial position on August 31, 2021.

The checking account cash balance is \$63,964.96
plus \$47,034.96 in reserves plus \$25,477.37 in receivables plus \$1767.42 prepaid accounts for a total of \$138,244.71.

3. Management Report

A. Review of AR Delinquent accounts

4. Complaints:

A. None

5. ACC Report:

A. None

6. Old/Ongoing Business:

- A.** Reserve funds review needed – **Complete - Need follow up**
- B.** Who signed for 2019 & 2020 taxes? – **Complete**
- C.** Verify where Board's ACC & Violation requests were sent? Possibly still in Stephanie Hamilton's email? – **Complete**
- D.** Notify landscaper to start handling 34th Ave cul-de-sac - **Anne will follow up**
- E.** Contact Arborist to do a tree assessment. – **Anne will follow up**
- F.** Brink to provide copy of reminder email for past due dues – **Complete**
- G.** What are the Security Deposit Liability and Prepaid Assessments noted on the General Ledger? - **Complete**
- H.** Have Anne's email address added to our website - **Complete**

7. New Business:

- A.** None

Motion to adjourn: Meeting was adjourned at 7:10pm

Next meeting: 10-27-21