

**Chestnut Trails HOA
Board of Directors Meeting
April 18, 2022**

Members Present:

BA – Bob Austin

LL - Linda LaFave

Non-members Present: Chellore Knudtson - Brink Property Management

Absent: JF - Julie Foster

A quorum was present and the meeting called to order at 6:11pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 03-23-22 minutes

The board minutes were reviewed. The BOD approved the March 23, 2022 minutes.

2. Budget and Finance Report:

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for April 18, 2022. The balance sheet shows the Association's financial position on April 18, 2022.

The checking account cash balance is \$49,270.86 plus \$50,413.25 in reserves plus \$3000.00 in receivables plus -\$363.50 prepaid accounts for a total of \$102,330.61.

3. Management Report

A. Accounts Receivable reviewed. Brink to review the AR to further understand the amounts on report.

4. Complaints:

A. None

5. ACC Report:

A. None

6. Old/Ongoing Business:

- A.** Notify landscaper to start handling 34th Ave cul-de-sac – **Brink to follow up**
- B.** Need final of Budget for 2022 – **Pending with Brink. Brink to send actuals for 2021**
- C.** Need annual meeting scheduled – **Pending with Brink.**
- D.** Received quote from Premiere Lawn Service for Various Spring Projections:
Mulch & Lawn renovation both with 2 options: **Board requesting clarifications on what the areas are. Brink to contact Premiere. Complete, Board approved opt 1 for mulching.**
Play chips: **Board Approved – Brink to follow up on what hard services include. Complete**
Irrigation Drip Line and removal and replacement of Arborvitae: **Board approved. Complete**

7. New Business:

- A.** Discussed the need to go over the reserve study

Motion to adjourn: Meeting was adjourned at 7:28pm

Next meeting: 05-25-22