

**Chestnut Trails HOA
Board of Directors Meeting
October 28, 2022**

Members Present:

A – Bob Austin
JF - Julie Foster
LL - Linda LaFave

Non-members Present: NA

Absent: Brink Property Management

A quorum was present and the meeting called to order at 4:32pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 7-27-22 minutes

The board minutes were reviewed. The BOD approved the July 27, 2022 minutes.

2. Budget and Finance Report:

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for October 28, 2022. The balance sheet shows the Association's financial position on October 28, 2022.

The checking account cash balance is \$23,190.18 plus \$52,972.34 in reserves plus \$43,038.68 in receivables for a total of \$119,201.32.

3. Management Report

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

4. Complaints:

A. Homeowners complaining about lack of response from Brink.

B. Lot 6 has had numerous complaints regarding yard upkeep

5. **ACC Report:**

A. None

6. **Old/Ongoing Business:**

A. Our landscaping company proposed removing and replacing the diseased/dying plants at our entry sign. Board approved at June meeting but have yet to see any replacements. – **Need Brink to look into.**

B. Discussed entry sign condition. - **Brink to get quote for repair or replacement. – In Process**

7. **New Business:**

A. Need 3rd annual meeting scheduled due to not meeting quorum on 08/24/22 and having zoom issues on 09/28/22. An email was sent to Brink on 10/05/22 and a 2nd request on 10/13/22. As of 10/28/22 no response from Brink. – **In Process with Brink**

Motion to adjourn: Meeting was adjourned at 5:04pm

Next meeting: Annual Meeting TBD