

**Chestnut Trails HOA
Board of Directors Meeting
January 25, 2023**

Members Present:

A – Bob Austin
LL - Linda LaFave

Non-members Present: Brink Property Management Ashley Rider

Absent: JF - Julie Foster

A quorum was present and the meeting called to order at 6:03 pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 10-28-22 minutes

The board minutes were reviewed. The BOD approved the October 28, 2022 minutes.

2. Budget and Finance Report:

The following statements have been internally prepared and reflect accrual accounting. The balance sheet shows the Association's financial position on December 31, 2022.

The checking account cash balance is \$33,895.91 plus \$53,846.54 in reserves for a total of \$87,742.45. Accounts receivables total unavailable at this time.

3. Management Report

A. Accounts Receivable reviewed. **Brink to send out dues reminders.**

4. Complaints:

A. Homeowners complaining about lack of response from Brink. **Ongoing**

B. Lot 6 has had numerous complaints regarding yard upkeep. **Resolved**

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. - Still in Process**
- B. Discussed entry sign condition. - **Brink to get quote for repair or replacement. – In Process – Still in Process**
- C. 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. – **Completed 11/27/22**

7. New Business:

- A. Discussed Arborist report. - **Brink to get quote from Blue Ribbon to remove trees noted in the report.**
- B. Received prelim 2023 budget but incorrect 2022 budget was used. – **Brink to revise and resend first week of February.**
- C. Discussed new board members that wanted to join board at annual meeting. – **Brink to provide names and email addresses**

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

Next meeting: 02/22/23 or 02/23/23