

**Chestnut Trails HOA
Board of Directors Meeting
February 23 , 2023**

Members Present:

A – Bob Austin
LL - Linda LaFave
RP - Roopesh Polanganga
SB – Shankar Balla

Non-members Present: Brink Property Management Ashley Rider (in person)

Absent: JF - Julie Foster

A quorum was present and the meeting called to order at 5:10 pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 01/25/23 minutes

The board minutes were reviewed. The BOD approved the January 25, 2023 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 January 31, 2023.

The checking account cash balance is \$28,610.48 plus \$54,277.31 in reserves for a total of \$82,887.79. Accounts receivables total unavailable at this time.

3. Management Report

A. Accounts Receivable reviewed. 44 homes delinquent - Brink to mail out dues reminders.

4. Complaints:

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

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 – Still in process**

C. Discussed Arborist report. - **Brink to get quote from Blue Ribbon to remove trees noted in the report. Still In Process**

D. Received prelim 2023 budget but incorrect 2022 budget was used. – **Brink to revise and resend first week of February. - Should have by 2-24-23**

E. Discussed new board members that wanted to join board at annual meeting. – **Brink to provide names and email addresses - Completed**

7. **New Business:**

A. Discussed Level 2 Reserve Study. – **Linda to send previous emails to Ashley**

B. Discussed having the Chestnut Trails website added to the Brink Portal – **Ashley to look into**

C. Discussed monthly board meeting being changed from 4th Wednesday of the month to the 4th Thursday of the month as Brink has a conflict on the 4th Wednesday. – **Board approved**

D. On the Budget-Comparative there is a line for Fire Extinguishers for \$193.42 in the period actual and a -\$193.42 in the period variance. What is this? – **Ashley to find out what this is.**

Motion to adjourn: Meeting was adjourned at 6:57 pm

Next meeting: 03/23/23