

**Chestnut Trails HOA
Board of Directors Meeting
July 27, 2023**

Members Present:

BA - Bob Austin
LL - Linda LaFave
RP - Roopesh Polanganga
JM – Jodi Mowbray

Non-members Present: Navigate Community Management – Sydney Calderon

Absent: SB – Shankar Balla

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

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 03/29/23 minutes

The board minutes were reviewed. The BOD approved the March 29, 2023 minutes.

2. Budget and Finance Report:

The following statements have been internally prepared and reflects accrual accounting. The balance sheet shows the Association’s financial position on June 30, 2023

The checking account cash balance is \$16,753.57 plus \$55,588.75 in reserves and accounts receivable of \$15,582.38 for a total of \$88,024.70.

3. Management Report

A. Accounts Receivable reviewed.

4. Complaints:

A. None

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. – **Complete**
- B.** Discussed entry sign condition. – **Board approved RW Anderson to repair sign. Jodi and Linda to determine sign colors**
- C.** Discussed Arborist report. - **Complete**
- D.** Need a requote on a Level 2 Reserve Study. – **Navigate looking into**

7. New Business:

- A.** Julie Foster no longer on board
- B.** Discussed Collections Attorney. Need further discussion on the threshold for the collections
- C.** Arborist Report coming up soon. Who do we want to do the report, Davies or Monarch?

Motion to adjourn: Meeting was adjourned at 7:43 pm

Next meeting: 08/24/23