

**Chestnut Trails HOA
Board of Directors Meeting
October 1, 2023**

Members Present:

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

Non-members Present: NA

Absent: Navigate Community Management – Sydney Calderon

A quorum was present and the meeting called to order at 2:04 pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 07/27/23 minutes

The board minutes were reviewed. The BOD approved the July 27, 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 \$73,993.02 plus \$50,388.33 in reserves and accounts receivable of \$8413.29 for a total of \$132,794.64.

3. Management Report

A. Accounts Receivable reviewed.

4. Complaints:

A. None

5. ACC Report:

A. None

6. Old/Ongoing Business:

- A.** Discussed entry sign condition. – **Board approved RW Anderson to repair sign. Jodi and Linda to determine sign colors. - Complete**
- B.** Need a requote on a Level 2 Reserve Study. – **Navigate looking into**
- C.** Discussed Collections Attorney. Need further discussion on the threshold for the collections. – **Bob reviewing info received from Navigate**
- D.** Arborist Report coming up soon. Who do we want to do the report, Davies or Monarch?

7. New Business:

- A.** Jodi Mawbray no longer on board
- B.** Received email request to take out dead arborvitaes in the tunnel tot lot. Quote received from Premier/Monarch for \$2428.00 + tax. Board approved. Asking Navigate to post in portal.
- C.** No contact on budget process since initial email. Where are we at?
- D.** If the board decides to waive late fees on payment of overdue dues, are they actually waived or does the HOA end up paying them?
- E.** Discussed vandalism of trees in NGPA. Do we put up signs? Trail cameras?

Motion to adjourn: Meeting was adjourned at 3:08 pm

Next meeting: 10/26/23