

Chestnut Trails Homeowners Association Annual Meeting Minutes

Meeting called to order 5/20/2010 at 7:10 p.m.

Roll call:

President: Ron Duncan – present

Vice President: Frank Marino – present (took minutes due to absence of Secretary)

Secretary/Treasurer: Dan McGilvray – absent

Proof of Notice of meeting or waiver of notice:

Quorum present. 59 lots present. 75% needed to pass amendment.

Reading of minutes of preceding meeting:

Ron read May 4th meeting minutes. All board members were present. Meeting minutes accepted.

No meeting minutes for 2008 annual meeting.

Reports of officers:

President Report:

- 1) Limited Dues
- 2) Overview of accomplishments

V.P. Report:

- 1) Tot lot signs
- 2) Fence painting
- 3) ACC participation

Secretary/Treasurer Report (by Ron):

- 1) 2009 Balance sheet review
- 2) 3 lots have not paid their dues in 3 years
- 3) 3 lots have not paid their 2009 dues
- 4) Recap of 2009 budget by line item
- 5) Association only responsible for fences in the common areas

Reports of committees:

Sign Committee:

- 1) Jeff Wirrick

Lawn cutting: ???

ACC Committee:

- 1) Karyn Sullivan and Ron Duncan reviewed the purpose of their role
- 2) Volunteers requested for ACC committee

2009 Year in Review:

- 1) Fence painted landscaping
- 2) Plan written – poor communication
- 3) Worked with Snohomish County to get silt removed at no charge
 - a. 154 trees removed from retention pond by Ron and his son
- 4) 4 trees replaced along Maltby Road
- 5) New property manager hired
- 6) Wood chips spread
- 7) Removed non native vegetation per county
- 8) Tot lot signs posted
- 9) Fence posts will be fixed in pond
- 10) Blackberry plants that are non native

Unfinished business:

- 1) Not enough signatures for amendment
- 2) Motion for assessment – 2010, proposal on special assessment, vote passed unanimously

New business:

- 1) Disagreement with communications and discontent. A motion to remove Ron Duncan as president. Motion seconded. Ron explained how he would improve his communications.
- 2) Motion to ratify 4.1 to enlarge board from 3 members to 5. Motion seconded. Ron resigned before motion was voted on. Chris Lyons volunteered for board if we have 5 board members. Motion changing bylaws 3 to 5. Motion was passed.
 - a. Volunteers for open board positions - Carol Gilbert, Chris Lyon, Rick Long
 - b. Vote was taken to elect the three volunteers – 54 yes votes and 8 no votes

Meeting adjourned at 9:40 pm.