

CHESTNUT TRAILS HOMEOWNERS ASSOCIATION
2014 ANNUAL MEETING AGENDA
April 17, 2014

- Roll Call-Quorum met at 7:05
- Reading of minutes of previous annual meeting- read and approved unanimously by membership. Colin Kearns motioned to approve the minutes; Julie Elithorp seconded.

Reports of officers

Treasurer, Julie Elithorp reported on Budget and year in review. Scott (lot#7) motioned to approve the budget, majority homeowners seconded. Secretary: Minutes are available online approximately one month and a few days after the BOD meeting as minutes need to be reviewed and approved at the monthly board meeting.

Reports of committees

J reported on pond retention clean up. Two more working parties will be needed for the next phases of the pond clean-up. This is very important to get completed since Sno-County will clean the pond one more time for free. J reported on the arborist services and the trees that are being watched and some trees are cut down or pruned back each year.

J reported on the high water bill this summer due to a broken line. The Alderwood Water District did issue a credit when we asked about the high invoice.

Cindy M. reported that the fence is continuing to degrade in many areas along Maltby and retention pond. Some areas are very unstable and posing a security problem. Per the Washington State mandate of the Reserve Study, which requires all HOA's to be in good standing financially and properly funded with HOA property in good repair, the BOD is moving forward with discussions on HOA improvements.

The Maltby road barrier is continuing with Cindy working with City of Bothell to petition for safety barriers due to increased traffic, new housing developments and a new high school located next to the Park Chapel Church.

Julie Elithorp is continuing to work the replacement of the 201st PI Tot Lot bubble located on the slide. Various emails have indicated the manufacturer will ship a replacement.

ACC Committee: Everything has been reported as ok.

Election of Board members

Julie Elithorp and Cindy Monson were unanimously voted to serve the next term on the BOD.

Unfinished Business

Year 2013 Review

The BOD met nine times in 2013.

Signature cards will be signed by Julie & Cindy and mailed to the bank by 5-15-2014.

Budget reviewed. \$5000 was rolled over in the same CD account in 2014.

Two lots are currently in arrears.

Reserve Study is available on the website. Our Reserve study shows that we are continuing to underfund our reserves which is making needed upgrades to the HOA very difficult.

New Business

2013 Budget Assessment: Discussion of another transfer to a CD will be discussed by the board at the next meeting. Since we are so underfunded, the \$5000 reserve transfer may not allow us to make needed upgrades to the HOA.

Budget reviewed: Motion to accept budget as presented. Passed unanimously.

Report by Cindy Monson regarding Maltby road safety/noise reduction. Collin and Cindy have been communicating with our legislators to look into options to protect our fence and homes along the road due to increased traffic. The BOD is working to see if City of Bothell or Snohomish County can provide a barrier. Contacts are being made and may need to go to the City Council to present our concerns. Collin and Cindy will continue to follow with a proposal and follow any leads.

Continuing work party announced to help cut back blackberries by the pond. J will send an email for proposed dates, weather permitting.

Question from one member regarding the trees. We will work with the arborist on specific concerns.

Cleaning moss off the tot lot toys: We may have to organize a cleaning committee. Some HOA members said they have a power washer. Those of us that live across from the tot lots will donate the use of our water.

Red Hawk is having their Garage Sale May 30th and 31st and our HOA usually does a garage sale during the same time as Red Hawk.

Comment Period: Some questions about specific trees which BOD is continuing to work with arborist; some questions to clarify budget actuals; some questions were asked about the water meter and if we check it, however, we will ask the landscape company to make the sprinklers go on/off more efficiently. A question was asked about the blue house being out of CC&A compliance; we asked the homeowner to send a written complaint to Brink and the BOD will address it again.

Adjournment Motion to adjourn by Julie and the HOA unanimously seconded. Adjournment at 8:00 PM.