

Chestnut Trails Homeowners Association

2015 Annual Meeting Agenda

April 23rd, 2015

Roll Call – Quorum met at 7:03pm

Reading of minutes of previous annual meeting – Cindy Monson motioned to approve the minutes, J. Bouchard seconded; approved unanimously by membership.

Report of Officers

President – Cindy Monson reported on New Homeowner Letter. The letter is sent with the annual meeting packet and has general information about the HOA.

Secretary – J. Bouchard reported the Board's monthly meeting minutes are available online approximately one month after the meeting; after they have been reviewed and approved by the board.

Treasurer – Julie Elithorp reported on the 2014 actual budget. \$5000 transfer to reserves was not transferred due to bank account consolidation. One (1) home is in arrears.

Report of Committees

ACC – J. Bouchard reported that one (1) position on the ACC is open. As the community ages, there are more roof & painting requests. Please fill out the request forms, located on the website, and submit them to Stephanie who will forward them to the ACC. The ACC has up to 30 days to review the request. Please do not start a project without approval.

Unfinished Business

Year 2014 Review

- J. discussed the completion of cleaning the three tot lots and replacing the broken bubble on the play equipment. The ranch style fence at the tunnel tot lot was repaired/replaced. The retention pond area was cleaned and trees were removed. The retention pond fence along Maltby Rd was repaired.

- Julie discussed the arborist report and tree removal from the NGPA. The reserve study as it applies to our community was discussed.

New Business

2015 Assessment – Discussed increasing the assessment from \$395 to \$410 due to inflationary costs. A homeowner made a motion to approve the budget, another homeowner seconded; approved unanimously.

Overall Condition of our Neighborhood – J. discussed the need for homeowners to review their homes for moss on the roof, siding needing painting/cleaning, gutters needing cleaning/painting, and overall landscape maintenance for CC&R compliance.

Special Assessment Discussion – Discussed the need for a special assessment to cover the cost of replacing the fence around the retention pond and along Maltby Rd. Homeowners presented questions and suggestions.

Election of Board Members

No board member nominations.

Comment Period

Judy Johnsen volunteered for the ACC.

Adjournment

Meeting adjourned at 8:53pm.