

Chestnut Trails Homeowners Association

2016 Annual Meeting Agenda

April 14th, 2016

Roll Call – Quorum met at 7:02pm

Reading of minutes of previous annual meeting – Beth motioned to approve the minutes, Marty seconded; approved unanimously by membership.

Report of Officers

President – Cindy Monson reported on the timber repairs/replacement on two tot lots. Retention pond maintenance has been performed by Snohomish County at no cost to 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 2015 actual budget. The arborist report was reviewed. One (1) home is in arrears.

Report of Committees

ACC – As the community ages, there are more roof & painting requests. Please fill out the request forms, located on the website, and submit them to Jonn/Brink 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 2015 Review

- Two tot lots had their timbers removed and replaced due to wear and tear. The retention pond area was cleaned and trees were removed.
- Julie discussed the arborist report and tree removal from the NGPA. The reserve study as it applies to our community was discussed.

New Business

- 2016 Assessment (Annual Dues) – No increase for 2016.
- Special Assessment – Julie read the special assessment for the fence along Maltby Road and the HOA discussed payment options. A homeowner made a motion to accept option 2 (Two equal payments of \$150 due July 1st & August 1st), another homeowner seconded. One homeowner abstained from the vote, the remaining homeowners approved the motion.
- Homeowners were reminded that the overall condition of our neighborhood as it pertains to their roof, siding, paint, gutters, and landscaping need to be in compliance with the CC&R's section 7.
- Annual Garage Sale is June 3rd & 4th 2016.

Election of Board Members

Two new board members were voted onto the board: Julie Foster and Bob Austin.

Comment Period

Bob Austin discussed Emergency Preparedness Awareness.

Adjournment

Cindy motioned to adjourn, Julie seconded. Meeting adjourned at 8:59pm.