

Chestnut Trails HOA

Board of Directors Meeting_Annual HOA Meeting

DATE: Aug 15, 2017

BOD Members Present:

CM – Cindy Monson, President

JF – Julie Foster

BA – Bob Austin

LL- Linda LaFave

Non-members Present:

JT – Jonn Trethewey – Brink Property Management

A Chestnut Trail Annual meeting quorum was present and the meeting called to order at 6:41 p.m.

REPORT OF OFFICERS 2016:

Fence: Fence construction was completed in October 2016, after a few starts & stops due to additional tree removals and other schedules that the vendor had. Due to the late completion, we could not paint the fence during 2016.

MONTHLY HOA MEETINGS

The BOD strives to meet monthly. We review the Brink management report and financials which are entered into the minutes. Brink informs the BOD about HOA requests, ACC requests and any HOA problems. We review budget & spend and any old business. Old business is either closed or remains open for the following month. The BOD adds new business items, if any, to the agenda.

TOT LOTS

All tot lots need more chips. Our budget has not allowed for additional tot lot work but BOD plans to do chip additions.

ACC REQUESTS

All ACC requests have been processed & approved. If there are objections we work with the homeowner to resolve, then proceed with approval.

LANDSCAPE

Our landscape, mowing & trimming of the common areas is done weekly. We have a couple areas that homeowners have volunteered to mow. The entry sign lighting has undergone repairs which has been done by homeowner volunteer. We pay the homeowner for cost of the lighting materials. The trees along Maltby that are missing due to motorists hitting them and driving away, have not been replaced due to the high costs. If the motorist is caught at time of accident, we have been able to get insurance payment & replacement of the trees.

FINANCIALS: Reviewed monthly and books are kept by Brink Management. The cash, AR and Reserves are documented each meeting and current financials are maintained by Brink. Any outstanding AR (homeowner dues) are reviewed during each meeting. If any homeowner is delinquent, we discuss and agree on the next resolution for the delinquency.

CONDITION OF CHT NEIGHBORHOOD

Most homeowners are keeping their homes & yards in good condition. Some homeowners do not follow the CCR's pertaining to keeping their homes & yards in good condition, i.e. mowed & trimmed, painting upkeep. The management of trees & arborist report is still important and the trees in CHT are being reported as healthier then when arborist first started. Trees are reviewed every year for tree rot, removal or trimming. Mailboxes need cleaning but are still in good condition.

UNFINISHED BUSINESS FOR 2016

Fence painting & CHT entry sign/trellis will need to happen in 2017 during summer.

Tot lots need additional chips.

Mountain Beaver: protected species; some research but nothing we can do at this time.

DISCUSSIONS DURING ANNUAL MEETING:

There was a lengthy discussion about the wording of 'annual dues vs. special assessment.' The BOD will make sure the following years of annual meeting announcements clarify the difference.

Do we want to re-write the CC&R's?

Motion to adjourn: CM motioned to adjourn the meeting Brett Ellis seconded; the meeting was adjourned at 7:57.