

**Chestnut Trails HOA
Board of Directors Meeting
February 28th, 2013**

Members Present:

RL – Rick Long , President

CG – Carol Gilbert, Secretary

CM - Cindy Monson, Treasurer

Non-members Present

ST – Stephanie Thomas

Absent:

CL-Chris Lyon

PB- Pratibha Bachal

A quorum was present and the meeting called to order at 6:05 p.m.

0. Review Agenda The agenda was reviewed and approved by the board.

1. Consent Agenda

a. Approval of January 2013 BOD minutes

The board minutes were reviewed. CG motioned to approve the minutes; CM seconded all agreed; the BOD approved the January 2013 minutes unanimously.

b. Action Item Review

1. CG to post arborist report to website. Done
2. RL will call county to ask about the responsibility of the county versus the HOA for leveling uneven sidewalk areas. Deferred for now. Will need to revisit when discussing overall safety issues in our HOA. ST to call Snohomish county to ask for information regarding the options to repair sidewalk and options for street safety buffer as accidents continue to happen.
3. BOD will table the proposals for tot lot drainage due to cost. Will revisit in Spring to address.
4. RL and CM to follow with WSDOT or Snohomish County to gather info regarding options for sound barrier or guard rail along Maltby for safety/noise concerns. CM to contact local councilman. CM is also emailing the councilman and getting no response. Done.
5. RL to email homeowners to see if a work party can be gathered to remove the dead trees. Ongoing. CM will look into option of asking a business associate if they would be able to do this labor and haul away. Rick emailed the community, and got

response from two owners. RL plans to hold the work party this weekend weather permitting.

6. ST to continue to check in with Sentry for updates regarding the driver's insurance. Ongoing.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting.

Balance Sheet for January 31, 2013

The balance sheet shows the Association's financial position on the 31st of January this year. The checking account cash balance is \$33122.96 plus \$ 10285.75 in reserves plus \$1935.47 in receivables for a total of \$45,344.18.

RL made a motion to accept the financial report and CG seconded; passed unanimously.

3. Management Report

A Car accident 1: new claims adjuster at Century (driver's insurance) is working with Stephanie to expedite the claim settlement. ST hopes that we will have an offer to consider for next board meeting. Car accident 2: St is following up on police report for most recent accident (took out a large tree on maltby) to start the process of working with the insurer to pursue a settlement for property damage (tree replacement).

B ST has reached out to one homeowner who owes one year of dues plus interest. Owner asked for payment plan to be considered by the BOD. BOD approves paying half now and half on March fifteenth to accommodate his request as he has been paying down his balance consistently over the past several months.

C Several homes still have trash bins within view of the street as a long term storage option. Stephanie to send a friendly reminder to the four homes she noted on drive through to request that the bins be stored out of view.

D Tree removal bid received. \$900.00 to remove those recommended by arborist report. RL made a motion to accept bid and begin work. CG seconded. Motion passed. ST will set up removal with Seattle Tree Preservation.

6. Ongoing Business

a. Neighborhood traffic safety and other safety issues: CG recommended that a task force be gathered of concerned neighbors to increase awareness of the issue for

our council members and government representatives. CM to begin to solicit help from neighbors to form a task force and will report on status of task force for annual meeting or sooner if possible.

B Delinquent dues-see management report.

7. New Business

a. Tree replacement on Maltby: ST is working to get bids for tree replacement for now that there are two large trees down that protect our fence line. Previous bid from Premier (November 2012) \$2300.00 for a replacement in like kind. Waiting for new bid as there are now two trees that need to be replaced.

b. Annual Meeting date proposed for April 18th. Three BOD positions will be vacated. Nomination committee needs to be formed with CM volunteering to chair and members of the community can contact board through the website to notify of their willingness to serve on the Nomination Committee or their intention to nominate themselves for BOD position. RL will do an email to community to ask for volunteers for nominating committee and ask for homeowners who may be interested in being nominated. Also BOD is choosing the option of election by mail (per ByLaws section 3.5, Voting by Mail)

VII Action Item Update. CURRENT/ONGOING ACTION ITEMS

1. RL will do an email to community to ask for volunteers for nominating committee.
2. CM to begin to solicit help from neighbors and will report on status of Maltby Road safety task force for annual meeting if possible.
3. ST will pursue getting a bid from Premier to replace both trees taken by car accidents on Maltby Rd.
4. ST to send a friendly reminder to the four homes she noted on drive through to request that the bins be stored out of view
5. ST to continue to check in with Century for updates regarding the driver's insurance. Ongoing.
6. RL plans to hold the work party to remove dead trees at tot lot this weekend weather permitting.
7. BOD will table the proposals for tot lot drainage due to cost. Will revisit in Spring to address.
8. ST to call Snohomish county to ask for information regarding the options to repair sidewalk and options for street safety buffer as accidents continue to happen.
9. ST will set up removal of dead tress per arborist report with Seattle Tree Preservation.

Motion to adjourn: CG motioned to adjourn the meeting, the meeting was adjourned at 7:30 p.m.