

**Chestnut Trails HOA
Board of Directors Meeting
January 21, 2016**

Members Present:

CM - Cindy Monson, President
JB – J. Bouchard, Secretary
JE - Julie Elithorp, Treasurer

Non-members Present

ST – Stephanie Thomas

Absent:

A quorum was present and the meeting called to order at 6:07 p.m.

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

1. Consent Agenda

A. Approval of November 19, 2015 BOD minutes

The board minutes were reviewed. CM motioned to approve the minutes, JE seconded; all agreed; the BOD approved the November 19, 2015 minutes unanimously.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **December 31, 2015**. The balance sheet shows the Association's financial position on **December 31, 2015**.

The checking account cash balance is \$45,502.96 plus \$20,314.30 in reserves plus \$7,006.84 in receivables for a total of \$72,842.10.

JB made a motion to accept the financial report, JM seconded; passed unanimously.

3. Management Report

- A.** HOA dues: One (1) home is delinquent and in collections.
- B.** Garbage cans: Eleven (11) cans visible from street.

4. Complaints:

- A.** None.

5. ACC Report:

A. None.

6. Old Business:

- A. ST getting quote for fence replacement around retention pond. - Cascade Fence bid was not ready. – Quote received / BOD evaluating options. --- Pending
- B. The tot lot on 201st PL SE is in need of repair. There are damaged boards that support and hold in the bark. ST – will get quote for repair. --- JB & Rick L. will measure the tot lot boards for replacement and email ST for quote. – New measurements taken for remaining quote. ---- JB made a motion to accept the bid from Cornerstone Services Group and have them replace the 4"x6"x8' boards on the 201st PL SE tot lot, JE seconded; unanimously approved. ----- ST will schedule work. The tot lot may be closed for one week during repair. ----- Work completed on Tunnel & Swings Tot Lots on 1/14/16.
- C. CM creating new friendly reminder notice/postcard for neighborhood beautification. – Rough draft created. --- Pending
- D. BOD discussed a homeowner's ACC denial options. JE & ST will send a letter to the homeowner. -- Completed
- E. A homeowner questioned BOD letter about deck railing paint color. – ST will send letter to homeowner detailing options for compliance. -- Completed.
- F. A homeowner notified the BOD that the latest storm damaged a tree between the road and sidewalk in a cul-de-sac. – Since the tree was dangerously leaning over the sidewalk, posing a hazard; JB & Rick L. will cut down the tree. – Completed.

7. New Business:

- A. CM made a motion to have attorneys proceed with the next steps in the collection of dues process on a delinquent home, JE seconded the motion; passed unanimously.
- B. JE made a motion to order an Arborist Report, CM seconded; passed unanimously.
- C. The BOD discussed the 2016 Budget.
- D. The BOD discussed the 2016 Annual Meeting & improvement projects.

Motion to adjourn: JB motioned to adjourn the meeting, CM seconded; the meeting was adjourned at 8:15 p.m.

Next meeting: Feb 18, 2016; 6:00 p.m.