

**Chestnut Trails HOA
Board of Directors Meeting
July 23, 2016, 2016**

Members Present:

CM - Cindy Monson, President

JF – Julia Foster, Secretary

BA – Bob Austin, Treasurer

JE - Julie Elithorp – Board Member

Non-members Present

JT – Jonn Trethewey – Brink Property Management

Absent:

Julie Elithorp

A quorum was present and the meeting called to order at 6:00 p.m.

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

1. Consent Agenda

A. Approval of June, 2016 BOD minutes

The board minutes were reviewed. Julie motioned to approve the minutes, Cindy seconded; all agreed; the BOD approved the June, **2016** minutes unanimously.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **June 30, 2016**. The balance sheet shows the Association's financial position on **June 30, 2016**.

The checking account cash balance is \$112265.00 plus \$20315.99 in reserves plus \$15,710.45 in receivables for a total of \$148291.44.

Julie made a motion to accept the financial report, Cindy seconded; passed unanimously.

3. Management Report

A. HOA dues: There were some delinquent dues. See Management Report

B. Garbage cans:

C.

D.

E.

4. Complaints:

A. See New Business

B.

C.

5. ACC Report:

A. One roof waiting for approval.

6. Old Business:

A. Basketball court backboard was replaced and paid.

B.

C.

D.

E.

F.

G.

H.

I.

J.

7. New Business:

A. Complaint from homeowner about several homes in violations of CCR. The board voted to send violation letters to the 4 homeowners immediately. Julie and Bob toured the homes.

B. Letter to homeowners along Maltby Road for the fence project was presented and the final letter will be sent for approval. The letter will go out the week of August 8th.

C. Jonn will check on the charge codes at the office.

D.

E.

F.

G.

H.

I.

J.

Motion to adjourn: **Cindy** motioned to adjourn the meeting, Julie seconded; the meeting was adjourned at 7:25 p.m.

Next meeting: August 22, 2016; 6:00 p.m.

Submitted by Julie Foster on 07/23/2016