

**Chestnut Trails HOA
Board of Directors Meeting
November 7, 2016**

Members Present:

CM - Cindy Monson, President

JF – Julia Foster, Secretary

BA – Bob Austin, Treasurer

JE - Julie Elithorp – Board Member, Absent

Non-members Present

JT – Jonn Trethewey – Brink Property Management

Absent:

Bob Austin

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 Sept, 2016 BOD minutes

The board minutes were reviewed. _JF motioned to approve the minutes, CMseconded; all agreed; the BOD approved the Sept, **2016** minutes unanimously.

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting. Balance Sheet for **October 31, 2016**. The balance sheet shows the Association's financial position on **October 31, 2016**.

The checking account cash balance is \$49,838.35 plus \$20,316.30 in reserves plus \$16,020.39 in receivables for a total of \$86,175.04.

CM made a motion to accept the financial report, JF seconded; passed unanimously.

3. Management Report

A. HOA dues: Brinks will contact homeowner's with outstanding balances of over \$100. Overdue balances were called. Balances under \$113.27 were waived.

B. Garbage cans: Reminders were sent about garbage cans. Letters were sent.

C. Sample delinquency letter was approved.

4. Complaints: None

5. ACC Report:

A. None.

6. Old Business:

A. Fence work is mostly finished..

B. Decision to have Brinks contact homeowners with outstanding balances..

C. Tree removed from 20029 34th Ave SE.

7. New Business:

A. Wait until next summer to paint fence due to weather.

B. Color for fence will be a shade of green.

C. Discussion of moving the reserve account to BECU from Mutual of Omaha.

D. Have Blue Ribbon look at the trees that need to be removed in retention pond after arborist report is completed.

Motion to adjourn: CM motioned to adjourn the meeting, JF seconded; the meeting was adjourned at 7:00 p.m.

Next meeting: January 17, 2017; 10:00am.