

**Chestnut Trails HOA
Board of Directors Meeting
January 30, 2018**

Members Present:

CM – Cindy Monson, President

JF – Julie Foster

LL - Linda LaFave

Non-members Present

RF – Rod Finney & Jonn Tretheway – Brink Property Management

Absent:

BA – Bob Austin

A quorum was present and the meeting called to order at 6:18 p.m.

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

1. Consent Agenda

a. Approval of Nov 28, 2017 BOD minutes

The board minutes were reviewed. CM motioned to approve the minutes LL seconded all agreed; the BOD approved the NOV 2017 minutes unanimously.

b. Action Item Review

2. Budget and Finance Report

The following statements have been internally prepared and reflect accrual accounting.
Balance Sheet for January 31, 2018.

The balance sheet shows the Association's financial position on JANUARY 31, 2018.

The checking account cash balance is \$28,013.44

plus \$20,337.70 in reserves

plus \$4965.05 in receivables

for a total of \$53,316.19

CM made a motion to accept the financial report and LL seconded; passed unanimously.

3. Management Report

A. Jonn Tretheway has resigned and Rod Finney will replace Jonn.

B. Review of A/R. Delinquent accounts will have 3rd letter sent to delinquent homeowners.

C. Review/approval by BOD of 2018 budget of \$52,500.

D

E

4. Complaints:

- a. Hanging cables from satellite dish and front yard debris – letter sent but property is still non-compliant.
- b. Lighting is needed at mailbox on 32nd (entering CHT)
- c. Broken fence & dead trees (corner lot next to swing set tot lot). Fence needs to be fixed or replaced and dead trees in backyard and front side yard need to be removed.
- d. Maltby fence & trees; accident on Dec 4, 2-17; Stephanie Thomas was directed by Jonn Tretheway to file insurance claim. Police reports were given to Jonn.

5. ACC Report:

- a. None

6. Ongoing Business

- a. Insurance claim for Dec 4, 2017 Maltby fence/trees accident.
- b. Hanging cables and front yard debris. Homeowner still non-compliant after several months.
- c. Contact PUD about lighting at mailbox on 32nd. – Julie F to contact PUD & advise.
- d. Fence damage on Maltby & waiting on insurance claim.
- e. Replacement of trees/shrubs on Malby fence line pending insurance claim.
- f. Maltby fence posts (3) are damaged due to Dec 4th accident.
- g. New housing construction behind Wirrick residence; fence damage and any other property damage will be assessed as construction ends. Sno-county has been reviewing drainage problems.
- h. Tot lot chips needed, especially for swing set tot lot.

7. New Business

- a. Bothell non-annexation is affecting 911 response for CHT homeowners.
- b. Brink to call arborist for appointment.
- c. Two (2) lots on 200th (going north toward upper tot lot) need yard clean-up; letters can go March/April.

VII Action Item Update. CURRENT/ONGOING ACTION ITEMS

Motion to adjourn: CM motioned to adjourn the meeting, LL seconded, the meeting was adjourned at 8:30 p.m.