

**Chestnut Trails HOA
Board of Directors Meeting
April 22, 2024**

Members Present:

BA - Bob Austin
LL - Linda LaFave
RP - Roopesh Polanganga
SB – Shankar Balla

Non-members Present:

Navigate Community Management – Erin Kraft

Absent: NA

A quorum was present and the meeting called to order at 5:46pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 02/06/24 minutes

The board minutes were reviewed. The BOD approved the Feb 6, 2024 minutes.

2. Budget and Finance Report:

The following statements have been internally prepared and reflects accrual accounting. The balance sheet shows the Association's financial position on January 31, 2024

The checking account cash balance is \$77,034.99 plus \$72,272.65 in reserves and accounts receivable of \$10,131.20 for a total of \$159,438.84.

3. Management Report

A. Accounts Receivable reviewed.

4. Complaints:

A. None

5. **ACC Report:**

A. None

6. **Old/Ongoing Business:**

A. Discussed getting quotes from Blue Ribbon, Davey and Monarch to address the trees on the arborist report. – **Complete**

7. **New Business:**

A. Need to compare quotes from Blue Ribbon, Davey & Monarch to be able to approve a company to address trees in NGPA. – **Bob**

B. Discussed getting estimates on the cost and process of getting playground inspections. – **Erin**

C. Discussed having 'Spring Cleaning' notice to be sent to all homeowners. – **Erin to send draft to board for approval.**

D. Discussed having annual meeting in November which would include the budget ratification. 2025 Budget work will start in June/July.

E. Discussed getting additional bid for the Reserve Study. – **Erin**

F. Erin to look into the current contract with Navigate and report back to the board with details on compliance requirements and potential costs for the community. – **Erin**

G. Discussed getting quote for onsite compliance. – **Erin to get quote**

Motion to adjourn: Meeting was adjourned at 7:22pm

Next meeting: May 29, 2024, 5:30pm