

**Chestnut Trails HOA
Board of Directors Meeting
July 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 5:40pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 05/29/24 minutes

The board minutes were reviewed. The BOD approved the May 29, 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 July 22, 2024.

The checking account cash balance is \$73,574.55 plus \$61,366.82 in reserves and accounts receivable of \$775.31 for a total of \$135,716.68.

3. Management Report

A. Accounts Receivable reviewed.

4. Complaints:

A. None

5. ACC Report:

- A. A homeowner requested approval to change the landscaping for their front yard and the parking strip. The homeowner wanted to replace the grass in the parking strip with other plants and pavers which the board would not approve. After discussing, the board approved the front yard and the parking strip with the condition that the parking strip could be gravel or grass only.

6. Old/Ongoing Business:

- A. 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. Discussed getting quote for onsite compliance. – **Erin to get quote – Complete – Received quote from CV-360 for \$175 per month. Board decided to hold off until after Spring/Summer letter goes out and then possibly having them come out quarterly. – 07/22/24 The board decided to ask CV-360 if they would come out quarterly.**
- B. When discussing the Reserve Study, it was mentioned that it would be nice to have the person doing the reserve study to come to one of our meetings to go over the study. – **Erin to look into**

7. New Business:

- A. Discussed Playground Inspection - Board would like the state codes that apply to the issues in the inspection. - **Erin**
- B. Discussed getting quote for adding new chips to the play grounds and also getting quote for replacing the equipment that is noted in the inspection. – **Erin**
- C. Board approved the Go Daddy web hosting renewal for 5 years @ \$599.40.
- D. Discussed waiving interest for one homeowner as long as they became current.

Motion to adjourn: Meeting was adjourned at 7:09pm

Next meeting: August 28, 2024, 5:30pm