

**Chestnut Trails HOA
Board of Directors Meeting
September 25, 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 5:32pm

0. Review Agenda: Agenda approved

1. Consent Agenda

A. Approval of 07/22/24 minutes

The board minutes were reviewed. The BOD approved the July 22, 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 September 25, 2024.

The checking account cash balance is \$66,966.07 plus \$61,398.02 in reserves and accounts receivable of \$402.63 for a total of \$128,766.72.

3. Management Report

A. Accounts Receivable reviewed.

4. Complaints:

A. None

5. **ACC Report:**

- A. Homeowner sent in request to have vines removed along the homeowner's back fence line which backed up to the NGPA. – **Board denied request for HOA to pay for the removal. This type of encroachment would be handled by the homeowner not the HOA.**

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. 09/25/24 Erin was told on 07/29/24 that CV-360 does not do quarterly reviews.**
- 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 - Complete**
- C. Board approved the Go Daddy web hosting renewal for 5 years @ \$599.40. **Complete**
- D. Discussed Playground Inspection - Board would like the state codes that apply to the issues in the inspection. – **Erin – Email was sent to board on 07/29/25 with the state codes. - Complete**
- E. 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 - 09/25/24 On going**
- F. Discussed waiving interest for one homeowner as long as they became current. - **Complete**

7. **New Business:**

- A. Discussed Budget. Should be available by end of September. Board discussed having a separate meeting just to discuss budget. – **Erin**
- B. Discussed possible transfer of available operating cash to reserves. Will be discussed further after budget meeting.
- C. Discussed retention pond upkeep.

Motion to adjourn: Meeting was adjourned at 6:45pm

Next meeting: October 7, 2024, 5:30pm