

Chestnut Trails Board Meeting Minutes

Date: January 23, 2025

Time: 5:33 PM

Location: Zoom

Attendees: Bob, Brandi, Brad, Erin Kraft – Navigate CM

1. Call to Order

Erin called the meeting to order at 5:33 PM. The agenda included the approval of the previous meeting's minutes, which had already been ratified.

2. Remodel Project Approval and Updates

- Bob clarified that if the remodel project adheres to code and the exterior siding remains unchanged, no additional approval is required. However, any siding or painting changes necessitate an ACC approval request.

3. Financial Status and Homeowner Payments

- Erin provided a financial update:
 - Cash balance: \$20,988
 - Maintenance reserve account balance: \$91,471
- Two homeowners were delinquent:
 - One owing \$25
 - One on a payment plan with the board
- Bob inquired about a homeowner's account, which Erin confirmed was in a payment plan.

4. Architectural Review and Neighborhood Compliance Issues

- Bob mentioned neighborhood concerns, noting that a small percentage of homes are not maintaining community standards.
- Two properties received non-compliance letters but had not responded.
- Brandi suggested a door-to-door approach to collect contact details; Erin advised against it due to liability concerns.
- Erin proposed sending a newsletter with a form to update records and gather homeowner information.

5. HOA Responsibility and Tree Removal

- Bob reiterated that the HOA is not responsible for fallen trees, as it is considered an act of God.
- Annual arborist assessments manage tree risks.

6. Spring Cleanup Initiative

- Brandi proposed a community cleanup event with a barbecue or food trucks.
- Bob supported the voluntary initiative.
- Brandi agreed to lead planning, targeting March or April.

7. Playground Equipment Replacement

- The board reviewed the aging playground equipment and safety concerns.
- Bob and Brad noted issues such as wood rot and entrapment hazards.
- The board planned to seek quotes for replacement costs.

8. Meeting Schedule and Adjournment

- The next meeting was scheduled for **Monday, February 24, at 6:30 PM.**
- The meeting adjourned.

Minutes prepared by: Erin Kraft – Navigate Community Management

Approved by:

Date: January 23, 2025