

Chestnut Trails HOA Board Meeting Minutes

Date: Monday, June 23rd, 2025

Time: 6:30PM

Location: Zoom

Attendees: Bob Austin, Brandi LaCombe, Rick Long, Roopesh Polanganga, Erin Kraft – Navigate CM

Call to Order and Previous Minutes

- Bob Austin called the meeting to order.
- Minutes from the April meeting were reviewed and ratified.

Financial Report

- Erin reported a decrease in homeowner delinquencies from 14 to 9.
- All billing activity was reported as normal.
- Bob emphasized the importance of receiving detailed invoices for irrigation repairs to uphold fiduciary responsibility.

Tree Violation and Enforcement Actions

- The Board reviewed ongoing tree-related violations from a homeowner whose trees are encroaching on neighboring properties.

Playground Replacement Discussion

- Rick presented three playground options from Play Creation (Burien), ranging from \$52,000 to \$72,000 (including installation).
- An alternative vendor from Issaquah offered lower equipment pricing, but with a 75% markup for installation and no site visit.
- The Board expressed concern over the Issaquah vendor's service approach and opted not to pursue it further.

Playground Funding and Planning

- Rick and Brandi discussed clearance and border concerns. The proposed structure fits within the current space.
- Bob raised funding concerns and suggested a dues increase.
- Erin confirmed that the reserve account has \$94,000 and a portion of that should be used for the playground replacement.

Playground Survey Discussion

- The Board decided to send a survey to homeowners to vote on Options A or B
- Designs will be shown without indicating the minor price difference.
- It will be clarified that the project will be funded from the reserves.
- Erin will prepare a draft playground survey for Board review before homeowner distribution.

Reserve Study Data Collection

- The Board plans to contribute updated data and assumptions for the reserve study (e.g., mailboxes).
- The HOA is in year two of a loyalty agreement with Reserve Study Group, and an updated study is expected soon.

Tree Survey Schedule

- Bob noted that Davey Tree has recommended moving from an annual to a biennial tree survey schedule.
- Erin confirmed the next survey is scheduled for Winter 2025–26.
- Bob expressed liability concerns and proposed conducting pruning in late October or November after the September report.
- The Board agreed to seek arborist feedback on this timing.

Green Space Tree Removal

- The Board discussed a quote from Monarch Tree Services for \$3,095 to remove trees, branches, and a fort structure.
- Erin will request a site revisit from Monarch to clarify the scope before reposting for Board approval.

Next Meeting

- **Date:** Monday, August 25, 2025 @ 6:30pm via Zoom

Meeting Adjourned at: 7:51pm