

## **Chestnut on the Green Phase I -Board Meeting Minutes**

### **Meeting called to order at 7:00pm by President Buralli**

Officers Present: Kim Blaze, Jon Buralli, Jim Ryva and Joan Rucker. Officers Missing Lily Anne Nueva- Espana. Also present Laura from Elite Management and 4 homeowners.

**A motion was made By Jim Ryva to approve the minutes from the February 12<sup>th</sup> Board Meeting, Kim Seconded: Motion Carried.**

Laura from Elite Management reported on the Association's Finances reports are from March 2018 Operating Funds - \$35,900.01, Reserve Funds - \$197,847.32, Total Assets - \$228,096.06. The Association is on track to fully fund the reserves this year which will cover the cost of this year's roof replacement project.

No accounts are in collections there are several owners with outstanding fines Management Report as presented in the board packet by Laura Sneed

**A motion was made by Jim Ryva to Ratify the Board Approved window installation at 7235 Flagg Creek Dr. Jon Buralli seconded. Motion carried**

**A motion was made by Jon Buralli to Approve Landscape Committee recommendations with an approximate cost of \$410.00 Kim Blaze seconded. Motion carried.**

The board discussed quality of mulch and the type that is used

**A motion to approve mulch for \$2,757.00 was tabled Laura Sneed to follow up with the landscaper.**

There was some discussion on power washing quotes and whether the Association should add wet & forget to the buildings as part of this process, the board agreed and management will have this added to the proposal.

**A motion was made by Jon Buralli to Approve Barreras Window Washing power washing proposal for \$4,325.00 to be charged back to the homeowners, Jim Ryva seconded. Motion carried.**

There was some discussion on gutter cleaning how often it should take place and should they consider another vendor as there are many issues on the property with overflow.

**A motion was made by Jon Buralli to Approve Barreras Window Washing gutter cleaning proposal for \$1,895.00 Joan Rucker seconded. Motion carried.**

Open Forum: Ann Dee from the Landscape committee is bringing new ideas to the board to improve the East side of the property as well as the drainage throughout; these items will be considered by the board. There was discussion on old sign posts and concrete. One owner asked if the concrete company could come clean up the mess they left by their stair. Management to follow up.

**A Motion was made by Jon Buralli to adjourn the Board Meeting at 8:17pm Jim Ryva seconded. Motion Carried**