

**CHESTNUT BEND HOMEOWNERS' ASSOCIATION
2015 ANNUAL MEETING MINUTES**

January 12, 2016

The Chestnut Bend Homeowners' Association Annual Meeting was held on January 12, 2016, in the Art Room of the Williamson County Parks and Recreation Center located on Hillsboro Road in Franklin, TN.

The following Board members were present: Mike Vaughn; Paul Joyce; Thom Ellis and Chris Campbell. Absent was Carl Phillips.

Monica Corley was present to represent Westwood Management.

President, Mike Vaughn called the meeting to order at 5:39 p.m.

INTRODUCTION OF BOARD MEMBERS

Mike Vaughn introduced himself and members of the Board of Directors and Monica Corley of Westwood Management.

PROOF OF NOTICE OF TONIGHT'S MEETING AND MINUTES OF LAST YEARS MEETING

Proof of notice of the meeting was made.

The December 17, 2014 meeting minutes were reviewed and approved upon a motion made by Paul Joyce, and seconded by Chris Campbell. Motion carried.

REPORTS OF OFFICERS AND/OR COMMITTEE CHAIRPERSONS

Mike thanked several homeowners who have made huge contributions of time in running the various Chestnut Bend committees.

Mike presented information regarding the Income Statement with Year to Date Actual Revenues and Expenses; Year End November 30, 2015 Estimated Revenues and Expenses; and Year to Date Budget versus Estimated Year End Revenues and Expenses. It was noted that the Association ended 2015 under budget. Mike then went over the 2015 Operating Budget in detail.

Mike Vaughn, Pool Committee Chairman, gave a quick report on all the pool maintenance issues handled in 2015. Mike then delivered a report on trail and pond maintenance handled during 2015. He also addressed the trail agreement with the county for 2016. Mike spoke to the Hillsboro Road schedule as well as the recently obtained waste water plant information.

Thom Ellis gave the Social Committee Report. He noted the success of each Social Event and asked for volunteers to aid with the organizing of social events for 2016.

Chris Campbell gave the Landscape Committee Report. Chris discussed the gazebo renovation and island maintenance that was completed in late November and the other areas that are on the radar for 2016. Several questions and comments were heard by the HOA members regarding landscaping.

**CHESTNUT BEND ANNUAL HOA
MEETING MINUTES
January 12, 2016
Page 2**

BOARD OF DIRECTOR ELECTIONS

Mike Vaughn announced that there are two, two-year, Board positions available. Mike asked if there were any nominations from the floor, there were none. The existing Board members up for re-election were voted in by acclamation by the association members that were present. Mike announced that there will now be two Ex Officio Board members to step in when and if needed, John Jackson and Bill Rosin.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Everyone was asked to take a look at the Committee Sign-up Sheets on the table near the entrance of the room and were encouraged to consider being a part of the Chestnut Bend community by serving on one or more of these committees. Several homeowners signed up for the landscape, ARC and trail committees.

Everyone was thanked for attending the meeting. The Board of Directors was thanked for all their hard work.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:06 p.m.

President