

**Chelsea Circle Townhouse Owners' Association**  
[www.chelseaplacetownhouses.com](http://www.chelseaplacetownhouses.com)  
**Board Meeting Minutes**  
**April 15, 2015**

The CPTOA Board of Directors met on Wednesday, April 15, 2015 at 7:03 pm at the Wheatley home. Board members present were Carl Holtz, Robert Wheatley, John Fikejs, George McNeil and Diane Hodges. Also attending were Don Fink and Paul Hanson.

**Approval of Minutes -**

Motion was made and seconded to approve the minutes of the March 18th board meeting. The motion was approved unanimously.

**Treasurer's Report -**

John Fikejs presented his Treasurer's report of March activity. It was moved and seconded to accept it and it passed.

**Old Business -**

The unit at 0N686 is now owned by Wells Fargo. It is still unknown how much we can collect in back fees. This is still pending. Wells Fargo is also not doing anything about the squirrel problem there. John Fikejs will call Ellen to about negotiating a solution.

There is a disputed outstanding invoice for snow removal in March for \$1,200. It is still pending.

Ground Pros bid of \$1,100 for winter pruning of deciduous scrubs will be postponed since it too late in the season for this.

Painting of building 7 will commence soon and be paid through the operating fund.

**New Business -**

It was voted on to allot Inside Out \$4,985 for wood replacement. This will commence on Monday. Don Fink will supervise this as Carl Holtz will be out of town.

Isadore Concrete submitted a list of driveway repairs/replacements costs. The board voted to approve \$31,000 for this. There was discussion about which driveways should be given priority. There will be another walk thru and review about this.

Ground Pros has also given Paul Hanson a bid of \$2,000 for care of ornamental trees (which he said are actually the large bushes in front of each unit). He thinks he can negotiate a better deal with them. Paul also has a bid from Bartlett Tree Experts about pruning the Linden trees. He is awaiting another bid from SaveATree. He will present these bids at the May meeting and a decision will be made.

Reserve Advisors submitted their Reserve Study. The board members will all review this and discuss our long term goals in May, John Fikejs will also speak to Ellen Curtin about making an electronic version of this report available to other homeowners.

**Adjournment -**

At 9:15 pm a motion was made and seconded to adjourn. The motion passed.

**The next Board meeting will be Wednesday, May 13, 7:00 pm at Carl Holz's house.**

Respectfully submitted,

Diane Hodges, Secretary

