

Chelsea Circle Townhouse Owners' Association
www.chelseaplacetownhouses.com
Board Meeting Minutes
May 13, 2015

The CPTOA Board of Directors met on Wednesday, May 13, 2015 at 7:03 pm at the Holtz home. Board members present were Carl Holtz, Robert Wheatley, John Fikejs, George McNeil and Diane Hodges. Also attending was Don Fink.

Approval of Minutes -

Motion was made by John Fikejs to approve the minutes of the April 15th board meeting. The motion was seconded and approved unanimously.

Treasurer's Report -

John Fikejs presented his Treasurer's report of April activity. It was moved and seconded to accept it and it passed. He reported that new owner have now moved into unit 686 so this will reduce this delinquency.

Old Business -

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

Wood replacement by Inside Out for \$4,985 has now been completed.

New Business -

The Semi-Annual meeting of all homeowners will be held on Wednesday, June 3rd at the Winfield Library.

Isadore Concrete submitted a list of driveway repairs/replacements costs last month. The board voted to approve a revised estimate of \$22,266 for total replacements of driveways on Units 664 & 668 and partial or apron replacements on units 667, 687 and 696.

There was also an approval of \$1,225 to RaiseRite for MudJacking driveways on Units 230 & 208 instead of having Isadore Concrete replace them. This brought the total cost for driveway repairs to \$23,491. Less that the original approved amount of \$31,000 approved last month.

George McNeil made a motion to get estimated for sidewalk repairs.

The board voted to approve a bid from SaveATree for \$5,110 for general tree repair instead of the bids from Bartlett Tree Experts and Ground Pros.

Don Fink submitted his Exterior Maintenance Report.

It was also approved for homeowners of Unit 696 to order window replacements from Illinois Exteriors. This is their cost.

The board also reviewed the Reserve Study submitted by Reserve Advisors. There was a question about whether the Association or the homeowners should maintain concrete sidewalks to entrances of each unit. The Reserve Study seemed to indicate on page 4.18 that this is the Association's responsibility. After much discussion the board concluded that this should be funded by the Association.

Adjournment

At 8:50 pm a motion was made and seconded to adjourn. The motion passed.

The next Board meeting agreed meet again at George McNeil's house prior to the Semi-Annual Homeowners meeting on June 3rd. He was unsure of a date and time and will contact us.

Respectfully submitted,

Diane Hodges, Secretary

