

Chelsea Place Townhome Owners' Association

www.chelseaplacetownhouses.com

Board Meeting Minutes

May 12, 2016

The CPTOA Board of Directors met on Thursday, May 12th, 2016 at 7:04 pm at the McNeill residence. Board members present were Mac McNeill, John Fikejs, Carl Holtz, Robert Wheatley and myself. Also present were Paul Hanson & Sharon McNeill of the landscaping committee.

Approval of Minutes -

Motion was made to approve the minutes of the April 14th board meeting. The motion was seconded and approved.

Treasurer's Report -

John Fikejs's Treasurer's report of April activity was presented and was approved unanimously. John also reported that he was still having trouble collecting from the Shirley Rouse estate. Mac said he will call Ellen about this.

Old Business -

Landscaping Committee -

It was reported that Seibert presented Mac with a line item listing of what was needed with a final cost of \$11,088 from for landscaping all ten buildings. He reported that \$38K was budgeted for grounds. Siebert will also do aeration and mulching for \$2720. Also front and side removal/replacement of plants as well as grading will be done on units 670 (Hernandez) and 687 (Wheatley) for \$2,000 for each unit.

Architecture Committee -

Kramer has been doing tree maintenance and trimming. Cost was estimated to be \$5,400 for tree health and \$8,415 for tree trimming for a total of \$13,855. Final cost - \$12,400.

Driveway Replacement -

Isidore Concrete has completed the replacing the driveway on unit 662 and repair on units 692, 684, 238 and 220 as well and concrete on the mailbox pads. Exact price was \$16,025. The driveway of unit 676 & 683 will be put on hold till next year due to budget.

Concrete Raising -

Raise Rite for concrete raising was approved for a cost of \$1,625.

HOA Declaration -

It was brought up in April that our HOA Declaration does not currently cover sidewalks to the front doors. It was decided that due to legal costs to change the declaration that no change would be made.

Tuck pointing -

Mac is asking for 3 more bids for this as the vendor sent out seemed too high.

New Business -

Painting -

We decided to ask for 4 bids for painting buildings 3 & 9 to be done next summer.

Snow Removal -

We reviewed quotes from Seibert who presented with three pricing options - by incident, seasonal monthly charge or total amount for the year. We also decided to look into Green Planet. We decided to make a decision by the August board meeting.

Messages to General Membership/Mid-year General Meeting -

We decided not to have a mid-year general meeting but to get information out to the general membership by creating a newsletter. Details to be worked out by the next meeting.

Drainage behind buildings -

Paul Hanson mentioned that water was gathering in a low spot behind his building. He asked that we consider regrading so this water will go toward the drain between building 4 and 5. We will have Seibert look into this.

At 8:45 pm a motion was made and seconded to adjourn. The motion passed.

The next Board will be Thursday, June 16th at the Fikejs home.

Respectfully Submitted,
Diane Freeman Hodges, Secretary

