

Chelsea Place Townhome Owners' Association

www.chelseaplacetownhouses.com

Board Meeting Minutes

October 12, 2016

The CPTOA Board of Directors met on Wednesday, October 12, 2016 at 11:12 am at the Fikejs residence. Board members present were Mac McNeill, John Fikejs, Carl Holtz and myself. Absentee Bob Wheatley will be advised by Mac of pertinent activity from tonight's meeting.

Approval of Minutes -

Motion was made to approve the minutes of the September 22nd board meeting after minor modifications. The motion was seconded and approved.

Treasurer's Report -

John Fikejs's Treasurer's report of September activity was presented. A motion was made to approve the September report. It was approved unanimously. Mac reported that closure and resale of the Shirley Rouse estate is still pending.

Old Business -

We recapped the September activity.

Landscaper Change -

Our 2017 landscaper is Acres Landscaping. A motion was made and approved unanimously to accept their \$18K proposal.

Tree Maintenance:

We voted to accept Kramer Tree Care's bid for \$10.7K. This will be for health maintenance.

New Business -

Budget for 2017 -

After much discussion a motion was made to accept the new budget for 2017. It was approved unanimously. Both John and Ellen's forecasts do not call for dues increases at this time.

Painting & Wood Replacement -

We decided to paint building 3 only in 2017 since building 9 was painted in 2013. We are still deciding which company to do this: AAA, Delta City or Inside Out. The decision is tabled till the November board meeting.

Board will vote by email to select vendor for Griffith work.

Landscaper Change -

Siebert has still not completed several of their tasks.

Gutter Cleaning:

We voted to not do gutter cleaning this year.

Satellite Dish for unit 0N667 - This was approved

At 12:30 pm a motion was made and seconded to adjourn.

The next Board will be Tuesday, November 15th at the McNeill home.

Respectfully Submitted,
Diane Freeman Hodges, Secretary

