

Chelsea Place Townhome Owners' Association

www.chelseaplacetownhouses.com

Board Meeting Minutes

September 22, 2016

The CPTOA Board of Directors met on Thursday, September 22, 2016 at 7:04 pm at the Hodges 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 June 16th board meeting. The motion was seconded and approved.

Treasurer's Report -

John Fikejs's Treasurer's report of June activity was presented. A motion was made to approve the June report. It was approved unanimously. Mac reported that closure and resale of the Shirley Rouse estate is still pending. He also reported that we are \$13.4k over budget YTD due primarily to NE fence and concrete work. The new budget for 2017 is scheduled to be approved at the October board meeting.

Old Business -

We recapped the May activity and agreed to accept the May minutes.

New Business -

Driveway Replacement -

Mac added \$200 for a step at 0N677 for an adjusted total of \$4,300 for Isadore.

Budget for 2017 -

There was much discussion about the new budget and whether HOA dues will be increased. It was suggested that the painting schedule be reworked to keep costs down. The new budget is scheduled to be approved at the October board meeting.

Painting & Wood Replacement -

We have 3 companies in mind to do this: AAA, Delta City or Inside Out, but want to look into them more prior to making a decision at the October board meeting.

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 include health maintenance and trimming.

Gutter Cleaning:

This will we tabled a decision on this until the October meeting

Additional Discussion -

The Board approved a motion for landscape modification at the Fikejs residence.

At 9:14 pm a motion was made and seconded to adjourn.

The next Board will be Thursday, October 13th at the Fikejs home.

Respectfully Submitted,
Diane Freeman Hodges, Secretary

