

Chelsea Circle Townhouse Owners' Association
www.chelseaplacetownhouses.com
Board Meeting Minutes
January 13, 2016

The CPTOA Board of Directors met on Wednesday, January 13th, 2015 at 7:02 pm at the Hodges residence. Board members present were Carl Holtz, George McNeill, John Fikejs, Robert Wheatle and myself. Also present was Paul Hanson of the landscaping committee.

Approval of Minutes -

Motion was made to approve the minutes of the December 8th board meeting. The motion was seconded and approved.

Treasurer's Report -

John Fikejs's Treasurer's report of December activity was presented. It was approved unanimously. John also made a motion to move \$10K from the current operating fund to the reserve fund. This motion was approved.

Old Business -

It was discussed whether we should fill a collection suit to recover money owed on the Shirley Rouse estate. John checked on this. He reported at this meeting that a collection letter has been sent by our attorney. He thinks we should receive a minimum \$2,000 after the sale of this home. It was decided not to sue now as legal costs may never be recovered.

Landscape Committee -

Paul Hanson reported on landscaping updates. He reported that Bartlett also want to submit bids for tree maintenance or removal. We decided that he should also get bids from Seibert.

There was also discussion of delaying painting vs. landscaping in the future. We decided to look into the feasibility and costs of replacing cedar on the buildings rather than painting them. Carl said he would look into these options. We decided to delay a decision until September.

New Business -

1. Fence Repair- Mac reported that broken fences along County Farm road will be repaired as soon as weather permits.
2. Window screens - There was a discussion on whether fell window screens should be required when they are replaced. We decided not to require this.
3. Handyman vs. API vendor - We discussed whether to hire a handyman with insurance to handle the work previously done by resident handyman, Don Fink, who was not insured.

We all felt it would be a good idea to hire someone for this. Mac will look into this. We also decided that Association Partners should not pay for any work performed unless the provider gets a written signature from the homeowner or the Landscaping committee and submits it to you with their invoice. It is then up to the homeowner to advise the Association Partners that the work was done to their satisfaction and payment can be made.

4. New landscaping committee member - We voted to accept Sharon McNeill who volunteered to join this committee.

At 8:39 pm a motion was made and seconded to adjourn. The motion passed.

The next Board will be Thursday, February 11th at the McNeill home.

Respectfully Submitted,
Diane Freeman Hodges, Secretary

