

Chelsea Place Townhome Owners' Association

www.chelseaplacetownhouses.com

Board Meeting Minutes

March 10, 2016

The CPTOA Board of Directors met on Thursday, March 10th, 2016 at 7:04 pm at the Holtz residence. Board members present were Carl Holtz, Robert Wheatley John Fikejs and myself. Also present was Paul Hanson of the landscaping committee.

Approval of Minutes -

Motion was made to approve the minutes of the February 11th board meeting. The motion was seconded and approved.

Treasurer's Report -

John Fikejs's Treasurer's report of January activity which was not available at the last meeting was formally approved. The February report was also presented and approved. John noted that we have added \$15.8K to our Reserve in two months. The Board also voted to approve the 2015 audit report.

Landscaping Committee -

Paul Hanson reported on landscaping updates. He is still getting bids for tree maintenance or removal and landscaping. He said Myer has given us a bid on building one and the monument. Since we all felt the need to make a decision on this soon we agreed to a mini-landscaping meeting of the board on March 29th to make these decisions when Paul has more proposals.

He reported that the walk thru with and Sharon McNeill and Kim from Seibert has not yet happened but will be scheduled soon.

Architecture Committee -

After reviewing fence replacement bids the board voted to accept Peerless Fence's bid for a Copperwood fence for \$15,525. John will get the permit for a cost of \$66.

Old Business -

1. Handyman vs. API vendor - We discussed notification and approval of contract work and work orders done by a vendor. John has contacted Ellen by email about this and we hope she will agree.
2. Concrete work - Driveway replacement on unit 662 and repair on units 692, 684, 238 and 220 as well and concrete on the mailbox pads is still pending.