

CHELSEA PLACE TOWNHOUSE OWNERS' ASSOCIATION

December 5, 2012

The CPTOA meeting was called to order at the Winfield Fire Station on Highlake Rd. at 7:00 pm on December 5, 2012. Attending the meeting were:

Board Members:

Richard Dihel (President) – 0N683
 Karen Rood (Vice President) – 0N663
 Carl Holtz (Treasurer) – 27W202
 Jeanne O'Connor (Secretary) – 0N684 (& 0N692)
 Dave Griffith (Member-At-Large) – 0N675
 Ellen Curtin – Representative of Association Partners, Inc.

Lea Olson – 0N661
 Betty Weinstein – 0N661
 Jeannine Warkow – 0N671
 Irene Schwartzhoff – 0N674
 Robert Hepburn – 0N677
 Joyce Hepburn – 0N677
 Don Fink – 0N681
 Mignon Fink – 0N681
 Maryanne Dihel – 0N683

Dennis O'Connor – 0N684
 Karla Holtz – 27W202
 Jack Weaver – 27W204
 Betty Shissler – 27W212
 Paul Hanson – 27W216
 Gail Hanson – 27W216
 Laurel Ingram – 27W224
 Carelyn Meloon – 27W234

Call To Order	President Richard Dihel called the meeting to order at 7:10 pm.
Board Election	API Rep Ellen Curtin called for any additional proxies to be presented at this time. There was none.
Roll/Quorum	Secretary Jeanne O'Connor called roll and quorum was verified with 19 units represented in person or by proxy.
June Meeting	Motion by Betty Weinstein and seconded by Robert Hepburn to approve the June 12, 2012 CPTOA meeting minutes. Motion carried.
President's Report	Richard updated activity in the complex: - a website has been created for CPTOA at www.chelseaplacetownhomes.com and includes documents, meeting minutes, bylaws, Rules & Regulations, newsletter. Owners are encouraged to visit the site and send items (for newsletter) to Karen Rood at karenrood@att.net - 1 roof was replaced in 2012, 1 will be replaced in 2013 - painted 3 units in 2012, will paint 17 in 2013 and 17 in 2014

<p>(President's Report continued)</p>	<ul style="list-style-type: none"> - will do tree trimming in 2013 - mulch will be provided in 2013 to improve landscaping probably end of May, beginning of June (Ellen to ask Manchester) - green ribbons on trees were for cabling of the pear trees to stand up better in storms - volunteers needed to plant around Chelsea Place sign to beautify the entrance to the complex – want change of seasons. CPTOA will pay for flowers, etc. and portion of watering. Contact any Board Member.
<p>Treasurer's Report</p>	<p>Treasurer Carl Holtz provided a financial report (separate page)</p> <p>The loan taken out in 2007 following tornado damage has now been paid off.</p> <p>5 property assessments are in arrears totaling \$3320, 1 unit is foreclosed</p> <p>Motion by Robert Hepburn and seconded by Paul Hanson to approve the financial report. Motion carried.</p>
<p>Board Election</p>	<p>API Rep Ellen Curtin explained there are 3 two-year-term positions available on the Board. No candidates have applied.</p> <p>Motion by Dave Griffith and seconded by Jeanne O'Connor to open the floor for nominations. Motion carried.</p> <p>Karen Rood offered to stay on for a one-year term (when completed will total 6 years of Board service)</p> <p>Robert Hepburn offered to fill a two-year term.</p> <p>Bob Wheatley offered to fill a two-year term.</p> <p>Motion by Dave Griffith and seconded by Jeannine Warkow to close the nominations. Motion carried.</p> <p>Motion by Paul Hanson and seconded by Dave Griffith to seat the candidates and elect them by acclamation (Karen Rood, Robert Hepburn and Bob Wheatley). Motion carried.</p>
<p>Adjournment</p>	<p>Motion by Paul Hanson and seconded by Dave Griffith to adjourn the meeting – 7:40 pm. Motion carried.</p>

On behalf of the Chelsea Place owners, Paul Hanson kindly thanked the Board Members for their service.