

Chelsea Circle Townhouse Owners' Association
www.chelseaplacetownhouses.com
Board Meeting Minutes
February 10, 2015

The CPTOA Board of Directors met on Tuesday, February 10, 2015 at the Fikejs home. Board members present were Carl Holtz, George McNeil, Robert Wheatley and Diane Hodges.

Approval of Minutes -

Motion was made by George and seconded by John to approve the minutes of the January 20th board meeting. The motion was approved unanimously.

Board positions filled -

New board members George McNeil and Diane Hodges were introduced as Vice President and Secretary respectively. The motion was made and seconded that they be accepted and they were approved unanimously.

Treasurer's Report -

Treasurer's report of January activity was also presented. It was moved and seconded to accept it and it passed.

Old Business -

The board voted to approve the Bartlett tree treatment contract for 2015 at a cost of \$6,371.00 dollars.

It was also brought up that several of the property owners have not yet returned their census form updates. The board agreed to each call on those who still need to get theirs in.

New Business -

The 2014 financial statements from auditors Michael J. Cochrane & Associates were reviewed. The following recommendations were made and discussed:

1. There was a recommendation that we insure that each homeowner be able to show Homeowners Insurance Coverage. This will be further reviewed with Ellen Curtin.
2. There was also discussion of transfers of money to the replacement fund. There will be a Reserve Report Study Meeting on March 4, 2015.

It was moved and seconded that the Auditor's Report be accepted. It passed.

Driveway Repair/Replacement -

At the March meeting we will have a list of needed driveway repairs/replacements.

Landscaping -

We now have a new landscaper - Ground Pros, Inc. There will be a walk thru in April and a landscaping plan will be presented.

Additional discussion -

George McNeil reported that there has been extensive squirrel damage to the vacant unit at 0N686 and the roof may have to be replaced.

There was also discussion of the fence damage behind the bicycle shop caused by a car accident. This fence is owned and maintained by the shopping center and replacement/repair will probably take place in the Spring.

Adjournment -

At 8:30 pm a motion was made and seconded to adjourn. The motion passed.

The next Board meeting will be Wednesday, March 18, 7:00pm at Carl's house.

Respectfully submitted,

Diane Hodges, Secretary