

**Chelsea Place Townhome Owners' Association**  
[www.chelseaplacetownhouses.com](http://www.chelseaplacetownhouses.com)  
**Board Meeting Minutes**  
**June 16, 2016**

The CPTOA Board of Directors met on Thursday, May 12th, 2016 at 7:04 pm at the Fikejs residence. Board members present were Mac McNeill, John Fikejs, Carl Holtz and myself.

**Approval of Minutes -**

Motion was made to approve the minutes of the May 12th board meeting after corrections were made to the grounds report. The motion was seconded and approved.

**Treasurer's Report -**

John Fikejs's Treasurer's report of May activity was presented. He stated that expenses so far appear to be \$11K below budget. A motion was made to approve the May report. It was approved unanimously. Mac reported that the Shirley Rouse estate is in pre-foreclosure.

**Old Business -**

**Landscaping Committee -**

Work is underway on removing and replacing plants. It was reported that Seibert has done a good job so far.

**Architecture Committee -**

The board approved \$325 to have Kramer remove two trees at the Holtz (202) and Rouse (289) residences. There was also discussion on whether or not we should pull out brick inlays on the sidewalks. We voted to test on building one and then phase in gradually.

**Driveway Replacement -**

Raise Rite Concrete determined that mudjacking would not work on the driveway of the Ingram residence (220). The board approved full replacement there. We also approved transition sidewalk on units 672, 680 and 684. The total cost for all four jobs will be \$4,100.

**Tuck pointing -**

It was decided that the board will look into having a maintenance man do this.

**Maintenance -**

We voted to try S & D Maintenance of Addison for future repairs.

### **Nose-Sill Windows -**

The board voted to stop repairing nose-sill on windows. Future repair costs for this repair will be the responsibility of the owner.

### **Snow Removal -**

We decided to go with Green Planet for this with a cost of \$1,235 per cleanup on all units for 1-4 inches of snowfall and \$1,850 for 4-8 inches.

### **New Business -**

#### **Painting -**

We decided to ask for 4 bids for painting buildings 3 & 9 to be done next summer.

### **Additional Discussion -**

There was also discussion about the sidewalk along the side of the Fikejs residence. John requests sidewalk will be maintained year around and signs will be installed soon so he can monitor

At 8:55 pm a motion was made and seconded to adjourn. The motion passed.

**The next Board will be Thursday, September 15th at the Hodges home.**

Respectfully Submitted,  
Diane Freeman Hodges, Secretary

