

CHELSEA PLACE TOWNHOUSE OWNERS' ASSOCIATION

June 6, 2012 Meeting

The CPTOA meeting was called to order at the Winfield Fire Station on Highland Road, at 7:05 pm on June 6, 2012. Attending the meeting were...

Board Members:

Richard Dihel (President) – 0N683
Karen Rood (Vice President) – 0N663
Jeanne O'Connor (Secretary) – 0N684
Carl Holtz (Treasurer) – 27W202
Dave Griffith (Member-At-Large) – 0N675

Maryanne Dihel – 0N683
Dennis O'Connor – 0N684
Karla Holtz – 27W202
John & Betsy Fikejs – 0N662
Judy Hall – 0N672
Fritz Karwoski – 0N676
Jeannine Warkow – 0N671
Betty Weinstein & Lea Olson – 0N661
Ken Roy – 0N 679
Rob & Joy Hepburn – 0N677
Don & Mignon Fink – 0N681
John Karwoski – 27W230
Diane Hodges – 27W208
Gloria Hofmann – 27W238
Paul & Gail Hanson – 27W216

Ellen Curtin – Representative of Association Partners, Inc.

Opening Remarks	Richard welcomed and thanked everyone for attending the meeting.
Maintenance	This year building #8 was painted and a new roof was installed. It is hoped 4 buildings will be painted in 2013 and 4 in 2014, completing the painting cycle of all buildings.
Landscaping	Manchester appears to be servicing the complex well.
Rules & Regs	Clarification on Rules & Regulations will soon be sent out to owners for approval. Motion by Karen Rood and seconded by Diane Hodges to approve the minutes of the December 7, 2011 general meeting of owners at the Winfield Library. Motion passed unanimously. Note: Board meeting minutes in 2012 are posted on the new Chelsea Place website (see below).

<p>Treasurer's Report</p>	<p>Carl presented a financial report. It was noted the loan taken out in 2007 following the tornado damage will be paid off at the end of 2012.</p> <p>Motion by Rob Hepburn and seconded by Jeannine Warkow to accept the Treasurer's report as presented. Motion passed unanimously.</p>
<p>Website</p>	<p>Karen informed the owners of the newly created CPTOA website and projected the site on a screen for all to view.</p> <p>The website can be found at: www.chelseaplacetownhomes.com and contains such items as:</p> <ul style="list-style-type: none"> - Association Bylaws - Rules & Regulations - Link to Association Partners, Inc. - Neighborhood newsletter - Forms (for maintenance request & approval, etc.) <p>Items for the newsletter can be forwarded to karenrood@att.net</p>
<p>NEW BUSINESS</p>	
<p>Landscape</p>	<p>Owners were reminded that, when making changes to their building, they must seek prior approval by the Board.</p> <p>Such approval and accompanying information provides a "paper trail" for the owner and a record of all changes made to the property.</p> <p>Ellen added the property seller would have paperwork (which is given to the buyer) of changes, and Association Partners, Inc. would also have copies if a question is raised about maintenance enhancements or changes made.</p> <p style="text-align: center;">= = = = =</p> <p>Owner inquiries included:</p> <p>(Lea Olson) Can the junipers be cut down? Answer: Richard will check if new landscapers will cut them and carry them away.</p> <p>Can the owners replace the removed junipers? Answer: Owners can submit a form (see website) to Association Partners, Inc. requesting Board approval of identified landscape changes.</p>

<p>Owner Directory</p>	<p>It was noted the bushes along the walkway on the south end of the complex are in need of trimming, as they are obstructing passage. Answer: Ellen will follow up with Manchester re trimming.</p> <p style="text-align: center;">= = = = =</p> <p>(Paul Hanson) Can the owners please get an updated list of owner names, addresses and phone? Answer: Yes, a list can be sent out with copy of this meeting's minutes.</p>
<p>Board Service</p>	<p>Owners are reminded that Candidates to serve CPTOA Board positions will be sought at the next Owners' meeting in December. Please consider volunteering your service.</p> <p>On behalf of the owners, Paul expressed thanks to the Board members for their service to the CPTOA community.</p> <p>Owners are encouraged to report their email address to the Secretary to keep the information current.</p>
<p>Adjournment</p>	<p>At 7:40 pm... Motion by John Karwoski and seconded by Paul Hanson to adjourn the meeting. Motion passed unanimously.</p>

Respectfully submitted,

Jeanne O'Connor
Secretary