

CHELSEA PLACE TOWNHOME OWNER'S ASSOCIATION

March 15, 2012 Meeting

The CPTOA Board of Directors met on Thursday, March 15, at 7:00 pm, in the Dihel home. Board members present were Richard Dihel, Karen Rood, Carl Holtz, Jeanne O'Connor and Dave Griffith. Don Fink was also present.

Approval of Minutes	Motion by Karen and seconded by Dave to approve minutes of the CPTOA Board of Directors January 11, 2012 meeting. Motion passed unanimously.
Unit 662 Building #8	Renovations being made by the new owner may include some items that are not consistent with building designs. Following considerable discussion, Richard will have Association Partners write a letter to inform the owner that several design changes are being reviewed and ask the owner to comply with current policy re windows, outside light fixtures. Building #8 is scheduled to be painted soon, and a pergola over the back patio is obstructing the workers, so the owner will be responsible for any extra costs incurred for either temporarily removing the structure or for the construction of extra scaffolding by the workmen.
Website	A CPTOA website is being considered as a handy informational service to the owners. Karen will gather and report details of establishing a site, a nominal fee schedule and suggestions on a site manager.
Painting Proposal	Motion by Dave and seconded by Carl to accept the Inside Out proposal to paint units 662/664/668 (Building #8), and is to include options 1, 2 and 3. Motion passed unanimously.
Association Maintenance	Board members and Don will gather on Saturday morning, April 7 th , for a walk around the complex with a representative from Manchester Landscape. Board members will gather on Saturday afternoon, April 21 st , for a walk around the complex with a representative from Bartlett Trees and discuss trimming, removal, replacement and general maintenance.

Light Fixtures	Don will get a quote on black metal outside light fixtures which will eventually replace the current aging, corroding brass fixtures (2 each unit). He will report costs at the next Board meeting.
Address Change	<p>Effective immediately, all Association correspondence (except assessment payments) should be sent to: Chelsea Place Townhome Owners Assoc., c/o Association Partners, Inc., 25W560 Geneva Road, Box 16, Carol Stream, IL 60188-2231</p> <p>Continue to send assessment payments to: PO Box 66169, Chicago, IL 60666-0169</p>
Adjournment	Motion by Dave and seconded by Karen to adjourn the meeting. Motion passed unanimously, meeting adjourned at 8:30.
Next Meeting	The next meeting of the Board will be on Wednesday, May 2, in the Dihel home.

Respectfully submitted,

Jeanne O'Connor
CPTOA Secretary