

Chelsea Circle Townhome Owners' Association

www.chelseaplacetownhomes.com

Board Meeting Minutes

April 10, 2013

The CPTOA Board of Directors met on Wednesday, April 10, 2013, at 7:03 pm at Rob's home. Board members present were Richard Dihel, Karen Rood, Carl Holtz, Robert Wheatley and Rob Hepburn, with Don Fink also attending.

Approval of Minutes	Motion made by Carl and seconded by Karen to approve the minutes of the CPTOA March 13 meeting. Motion passed unanimously.
Business Discussed	<ul style="list-style-type: none">• After reviewing the December 31, 2012 Financial Statement Rob moved to approve the Statement as presented. The motion was seconded by Carl and passed unanimously.• The landscaping walkthrough has been rescheduled for Saturday, April 27 at 10:00 am. The Board will meet at Richard's to begin the walk/• After a brief review of a change that was made to the Rules and Regulations concerning placement of outside antennas, Carl made a motion to approve the change and seconded by Karen. The motion was approved unanimously. The revised page five of the Rules and Regulations will be mailed with the minutes of the April meeting to all members. A copy of the new page five is attached.• Chimney flashings were discussed. The board agreed that when buildings are painted from now on the painters should check the flashings of the buildings being painted and replace as needed.• Don displayed a light fixture which would make an excellent replacement for the ones currently on the fronts of all buildings. We need 84 fixtures. Don shared that if we purchase them from Lowes we can get a good discount. <i>After further discussion Robert made a motion to purchase the fixtures at Lowes. The motion was seconded by Carl and passed unanimously.</i> Don will purchase the fixtures at Lowes with several board members volunteering to store them until they are mounted. Several members volunteered to install their own fixtures and assist some of their neighbors. Don will install the remaining fixtures. Homeowners can purchase the same fixture for the back entrance on their own. The association is not responsible for the back door light. The following information is what you will need if you want the same light fixture: Portfolio Outdoor Light, LWS1204B, Lowes, \$44.98
Adjournment	<ul style="list-style-type: none">• At 8:04, a motion was made by Rob and seconded by Carl to adjourn. The motion passed unanimously.• The next Board meeting will be May 15, 2013, 7:00 pm at Rob's house.

Attention All Homeowners - The next meeting of the

Chelsea Circle Townhome Owner's Association is: June 5 - 7:00 pm - Winfield Fire Station

Please see back for notice about new garage & entry lights

New Light Fixtures for garage and front entry will be installed later this month.



Please put the cartons containing your old fixtures into your recycling bin. They will be left by your garage door after being installed. Most fixtures will be installed by Don Fink, our resident handyman. Let Don know if you want to install your own.

If you want the same light fixture for your back door:
Portfolio Outdoor Light, LWS1204B at Lowes, \$44.98