

## **Chelsea Circle Townhome Owners' Association**

[www.chelseaplacetownhomes.com](http://www.chelseaplacetownhomes.com)

### **Townhome Meeting Minutes**

**June 5, 2013**

The meeting was held in the Winfield Fire House meeting room. Called to order at 7:06

Board Members present: Richard Dihel, Carl Holtz, Karen Rood

#### Homeowner Participation:

- A. Path to park is overgrown- Richard will contact Manchester to check on getting it cut back
- B. Homeowner has dog poop in her back yard-it is suggested that she write a formal letter send it to Assoc. Partners and they will notify the homeowner with the dog.
- C. Tree/Bushes.. the trees along driveways need to be trimmed back because the cars hit them on the way in.
- D. Small bush in front of building 27W230/224 is dead can it be replaced? Richard explained we do not have money to replace bushes but the homeowner can take it out and replace it but needs to send in a request to board.
- E. Asked: Are we replacing trees in back, Answer: no, but homeowner replace if they call JULIE and send a proposal to the board.
- F. 220 needs grass where tree was lost in the storm, Richard will contact Manchester
- G. Paul has lost 4 trees in the back of his building, he wants board to pay ½ of the replacement coast. Richard will look at a proposal if Paul submits one a price for the trees.
- H. Carl has Yuka plants that he does not want, he was told he can take them out himself and replace if he sends a proposal to the board.
- I. Will driveways be replaced? No, it costs too much money.

Approval of minutes from May 15<sup>th</sup> motion by Carl 2<sup>nd</sup> by Karen

#### Presidents report:

- A. Mulch was put in front and back, looks good. Manchester is doing a great job.
- B. Painting will begin soon on 16 units, siding will be replaced where needed. Next year we will finish painting (2 buildings were painted last year).
- C. In the future there will be a painting schedule, and every 5 years each building will be painted.

#### Financial Report:

The report was read by Carl. A motion by Jeannine Warkow to approve the report as read and 2<sup>nd</sup> by Diane Hodges.

Unfinished Business: price for much \$9,918.00 needed to be ratified for the minutes, Motion to approve made by Betty Shissler and 2<sup>nd</sup> by Betty Weinstein.

New Business:

- A. Wood replacement; we are getting prices because we can't paint until it is fixed. Only the units being painted will have wood replaced now. Other units will be checked by Don Fink or Dependable.
- B. Chimney Caps will be replaced when units are painted.
- C. Dead trees; Ellen got pricing \$175 per dead tree ( 2 dead trees at the end of the driveway at 662) these will not be replaced, the area needs some openness.
- D. New lights look great.

Motion to adjourn by John Karwoski and 2<sup>nd</sup> by Jeannine Warkow at 7:36

Respectfully submitted by,

Robert Hepburn (Thanks to Karen Rood for taking the minutes.)