

CHELSEA PLACE TOWNHOME OWNERS' ASSOCIATION

October 3, 2012 Meeting

The CPTOA Board of Directors met on Wednesday, October 3, at 7:00 pm, in the O'Connor home. Board members present were Richard Dihel, Karen Rood, Carl Holtz, Jeanne O'Connor and Dave Griffith. Meeting called to order at 7:05.

<p>Approval of Minutes</p>	<p>Motion by Dave and seconded by Karen to approve minutes of the CPTOA June 6, 2012 meeting as corrected. Motion passed unanimously.</p> <p>Correction made on page 2 of June 6, 2012. The Association's website address is www.chelseaplacetownhomes.com .</p>
<p>Request Approval</p>	<p>Motion by Dave and seconded by Karen to approve the owner's request to install a Direct TV antenna on the chimney of unit 27W204. Motion passed unanimously.</p>
<p>Delinquent Fees</p>	<p>Past due Association fees are owed by two owners. If still due by the next CPTOA Board meeting, appropriate action to collect payment will be discussed.</p>
<p>2013 Budget</p>	<p>Budget drafts for 2013 were reviewed. Extensive consideration was given to rationale for increasing Association monthly fees; however, concluded with the Board approving a budget that does not increase fees next year.</p> <p>Budget includes painting buildings #1, #5, #6 and #9 in 2013. Buildings #2, #4, #7 and #10 are scheduled to be painted in 2014.</p>
<p>Website</p>	<p>The Board extends gratitude to Kari Rood for maintaining the CPTOA website. A remuneration agreement for a year's website management will be \$150 to be paid to Kari every May 1st, billed to CPTOA at Association Partners, Inc. for internet service. (See reimbursement decision below.)</p> <p>Besides being a convenience to Chelsea Place owners, having a website is cost-saving. Printable documents (e.g., Rules & Regulations, Bylaws, modification request forms) and posting of meeting minutes saves postage costs for owners with internet access.</p>
<p>Adjournment</p>	<p>At 8:05 pm.... Motion by Dave and seconded by Karen to adjourn the meeting. Motion passed unanimously.</p> <p>Next meeting November 7 at the O'Connor home.</p>

(On Dec. 5, 2012, **Motion** by Karen and seconded by Carl to reimburse Kari Rood immediately the initial \$50 website set-up charge. Motion passed unanimously.)

Respectfully submitted,
Jeanne O'Connor, Secretary