

CHELSEA PLACE TOWNHOME OWNERS' ASSOCIATION

September 5, 2012 Meeting

The CPTOA Board of Directors met on Wednesday, September 5, at 7:00 pm, in the Dihel home. Board members present were Richard Dihel, Karen Rood, Jeanne O'Connor and Dave Griffith. Carl Holtz was absent. Meeting called to order at 7:10.

Approval of Minutes	Motion by Dave and seconded by Karen to approve minutes of the CPTOA June 6, 2012 meeting. Motion passed unanimously.
Approval of Financial Statement	Motion Jeanne and seconded by Karen to approve the Financial Statement and Supplementary Information report, year ended December 31, 2011, prepared by independent auditor firm Michael J. Cochrane & Associates. Motion passed unanimously.
Maintenance Records	Board members reviewed historical reports, submitted by Don Finks, of buildings painted, buildings roofed. Maintenance needs and projected painting schedules were discussed.
Budget Draft	A proposed 2013 budget was distributed. Board members will review and prepare to discuss at the next CPTOA Board meeting.
Maintenance Requests	Motion by Karen and seconded by Dave to approve the request for siding repair at unit 27W216 for \$921. Motion passed unanimously. Driveway repair at unit 661 was tabled to 2013 following new budget consideration.
Landscape	Richard will contact Association Partners, Inc. again about the trimming of bushes at the south end of the Chelsea Place complex. This was addressed at the June meeting; no action taken to date.
Adjournment	At 9:05 pm.... Motion by Dave and seconded by Karen to adjourn the meeting. Motion passed unanimously. Next meeting October 3 at the O'Connor home.

Respectfully submitted,

Jeanne O'Connor, Secretary