

## **Chelsea Oaks Homeowners Association Inc was held at Shepherd Community Church.**

Board Meeting Minutes  
December 15, 2021

### **Opening**

The regular meeting of the Chelsea Oaks Homeowners Association Inc was held at Shepherd Community Church. was called to order at 7:00 pm on December 15, 2021 by President of the Board Nancy Craig. A proof of notice was completed previous to the start of the meeting and the board established a quorum for the meeting.

### **Present**

Board Members that were in attendance were: Nancy Craig, Bob Ball, and Karl Miller. Christina Kelly from Ameritech and Dan Pilka were also present.

### **Approval of Minutes**

The minutes of the previous meetings were talked about and then a motion to waive the reading of the November 17, 2021 minutes was made by Bob. Karl seconded the motion. A vote was called, motion was voted on and passed 3-0.

Bob gave thanks for Karl for doing the minutes of the meetings.

### **Legal Update**

Dan provided the homeowners with an update on the status of the ongoing appeal. There was not anything new to add for a legal update. There has not been anything new to report on the appeal.

### **Financial Update**

Christina Kelly went over the proposed 2022 HOA budget with the homeowners. Bob made a motion to accept the budget. Karl seconded the motion. A vote was called, motion voted on, and was passed 3-0.

#### Holiday Parking-

There was discussion how holiday parking would take place for the Christmas and New Year holiday that was approaching. Bob made a motion to allow overnight parking on the street and the four overnight parking spots located at the pool from December 23, 2021 through January 3, 2022. Karl seconded the motion. The motion was voted on and passed 3-0.

#### Open Discussion-

Trash can violations and the process that is involved with the steps that lead up to a violation being sent to the attorney was discussed with a homeowner. There was also discussion about the timely pick up of the trash from the county.

#### Adjournment

Bob made a motion to adjourn the meeting. Karl seconded the motion. The meeting was adjourned at 7:30 pm. by Nancy Craig. The next board meeting will be on January 19, 2022. They occur every month on the third Wednesday until January 19, 2022.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name