

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

July 21, 2021

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:00 pm on July 21, 2021 in Board of Directors Zoom meeting room 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, Bryan Bishop, Bob Ball, Bernadette Boardman, and Karl Miller. Dan Pilka and Christina Kelly from Ameritech were also present. Special Guests were Jeffrey Hewett from Sprinkler Solutions and Brad Fuqua with Fuqua Lawn Care.

Approval of Minutes

The minutes of the previous meetings were talked about and then a motion to waive the reading of the June 16, 2021 minutes was made by Bryan. Bob seconded the motion. A vote was called, motion was voted on and passed. A motion was made to approve the minutes was made and seconded. The motion was put to a vote and passed. The minutes for June 16, 2021 meeting were approved.

Old Business

Christina had a scheduled meeting with the painters on July 22, 2021 1200-100pm for an update on the project.

Jeffrey Hewett provided the board and members of the community with an update on the sprinkler system. All hook up for wires were completed on July 7, 2021. Spoke on the status of line 35 that connects the east side to the west side of the property that

crosses the road at the gate. Four decoders are showing 33% life left to them. They are scheduled to be replaced on July 22, 2021. All other aspects of the system are operational and working properly.

Brad Fuqua provided us with an update of the status of the sod project. He will start on Torrington Circle. 5,000 sf will be started, and the process will take two weeks. The project will be on going. Brad will be doing a walk through on July 26, 2021.

The Board gave Jeff the go ahead to do the boring that is needed to repair the line. This is a continuation of the work on the irrigation system that has been ongoing.

The pool and clubhouse cleaning had been spoken about. The conversation was about the contract for April Williams with A & A cleaning. The normal days of cleaning are Tuesdays and Fridays. April moved the trash removal rate to \$10.00 per week. Spoke about the signage that we are working on to have at the pool and at the restrooms. Bryan made a motion to approve the cleaning contract for a year. The contract will renew after the year. It can be canceled with given 30 days written notice of either side. Bernadette seconded the motion. The motion was voted on and passed.

Roofing update on the last original five units. The work was going well. They were completing the last roof of the first five roofs at the time of the meeting.

There was a financial update given by Christina. We went over the balance sheet.

Mulching of the common area except Chelsea Drive. Bryan spoke about the quote that we received from Brad. The action was tabled last meeting. Bernadette wanted to know about the different quotes for other types of material we could use. The action was tabled pending quotes for the types of material.

The status on the cameras were tabled to the next meeting pending one additional quote. We have only received two quotes at this time.

New Business

Roofing- We received a quote from Scott for five more roofs. The price increased from when we got the first five completed. We spoke about the cost and weighed the options if we should move forward. Karl made a motion to have five more roofs completed. Bryan seconded the motion. The motion was voted on. One Board member voted No. The motion passed. Buster was to come to the property either Thursday or Friday to get the new project started.

Gate painting action was tabled. Henry is not able to do the gate.

Gate problems- Trouble shoot the gate first before we make a call to gate tech.

Legal update- Dan provided the board with a legal update to the case.

Open Discussion

There was not any at this time. A resident that was on the phone provided the board with a complement on the work that the board does.

Adjournment

Bob made a motion to adjourn the meeting. Bernadette seconded the motion. The meeting was adjourned at pm. Meeting was adjourned at pm by Nancy Craig. The next board meeting will be on August 18,2021. 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