

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

June 16, 2021

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:23 pm on June 16, 2021 in Board of Directors Zoom meeting room by Vice President of the Board Bryan Bishop. 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: Bryan Bishop, Bob Ball, Bernadette Boardman, and Karl Miller. Dan Pilka and Christina Kelly from Ameritech was also present.

Approval of Minutes

The minutes of the previous meetings were talked about and then a motion to waive the reading of the May 19, 2021 minutes was made by Bryan. Bernadette 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 May 19, 2021 meeting were approved.

Old Business

Dan provided us with an update with the date, time, and location when the mediation would take place between us and the Cassidy Group. The meeting will be held on Zoom and is an Ameritech and Board only meeting.

Sprinkler repair is scheduled to start on June 19, 2021. Brad will conduct a system check to ensure the sprinkler system is error free and properly operating. Pending no issues with the sprinkler systems, Brad will look to start work on the sod replacement

that will take approximately one week to three weeks to complete. The tentative start date is the first week of July 2021

Christina told the board that the five building roof repairs started and would take approximately three weeks to complete pending on weather conditions. The plan is to address the buildings that are rated as a “5” meaning the roof needs to most attention. She also updated us on the painting that is scheduled to start on June 29, 2021. She also advised the board that in about six years we will need to do painting again.

There was discussion about the parking and pool signs adding no smoking or glass bottles for an update and refresh of the signs.

There was also talk about purchasing a dozen more no trimming signs for the landscaping.

Bryan spoke about President Expenses guidelines. He discussed that the HOA Board President should have the ability to approve small repairs or emergency repairs. Christina provided the board with ideas what guidelines are in other communities so items can be acted on quicker. Bryan make a motion for President Expense guidelines of \$500.00 not needing Board approval. Bob seconded the motion. The motion was voted on passed.

Christina was still working on getting quotes for cameras. The cameras are for the pool building and at the front gate.

Brad provided the board with a couple different quotes for mulch. One was for common areas inside the gate, the two sides going down the Chelsea Oaks Drive, and then the two islands on Chelsea Oaks Drive. Through email it was decided not to do work on Chelsea Oaks Drive. The estimate consisted of the common areas at the club house, trees, and the islands at the sign and the gate. The estimate came in at \$2,000.00. This work is sidelined at this time. We are not going to get the work completed at this time due to the many existing projects taking place and the work

New Business

None reported at this time.

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 8:17 pm. Meeting was adjourned at 8:30pm by Nancy Craig. The next board meeting will be on July 21,2021. 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