

Chelsea Oaks Townhomes Homeowners Association Board of Directors Annual Meeting  
March 11, 2021

Location: In person at the pool and via Zoom

Roll call was taken for HOA members at 6:00pm to capture all people attending the meeting on Zoom. We had 18 members in the pool area at the start of the meeting.

The annual meeting was called to order by Dan at 6:30pm. The purpose of the meeting was for the proposed Seventh Amendment to the amended and restated declarations of covenants, conditions and restrictions for Chelsea Oaks. All members of the Chelsea Oaks HOA Board were in attendance. Six members from Ameritech and Christina Kelly were also in attendance. Dan Pilka the HOA's attorney addressed all the HOA members that were attending the meeting by Zoom and members that made it to the pool. A quorum was established and noted.

Dan asked the group if there were any questions about what we were about to vote on. The members were voting on the seventh amendment. Proxies were sent in for members that could not attend the meeting in person. Ballots were available and turned in to be counted for members that were in attendance in person at the pool. Some questions were addressed by Zoom and in person.

The Chelsea Oaks Management attorney Mr. Matthew Jones turned in proxy votes to be counted. Mr. Jones was not allowed to speak during the meeting due to a lack of prior communication with Dan and the board. Mr. Jones wanted the minutes to reflect not being able to speak during the annual meeting. Christina validated that there was proof of notice for the meeting and a quorum was established. Bryan Bishop made a motion to waive the reading of the last annual meeting minutes. The motion was seconded and then voted on. The motion carried.

While the proxies were being tallied, two names were read for the two director positions that were coming up for election. The names of Bryan Bishop and Nancy Craig were read. There was not a vote needed because there were two openings becoming available and two intents were received for the positions. Residents were also advised that Extra Space Storage would be putting an exit on to Chelsea Oaks Drive due to an easement that was done in 1991 giving them rights to do so.

At 6:55pm a board organizational meeting was called to order by Nancy Craig. The board approved the following positions and were announced in the organizational meeting:

- 1) President- Nancy Craig
- 2) Vice President- Bryan Bishop
- 3) Treasurer- Bob Ball
- 4) Director- Bernadette Boardman

The position of Secretary will be appointed at the next board meeting. The next board / ARC by Zoom meeting was identified for 6:30 pm March 16, 2021 in the pool area for the purpose of voting on the four outstanding ARC applications and appoint new board member that will fill the Secretary position. At 7:00pm the board meeting was closed.

All the votes were tallied. All the amendments passed, with the exception of Article VIII, Section (1) (BB) Casualty and Destruction of Improvements. With regards to the vote on the waiver to the financial

review audit, it also did not pass. The votes came out 36 yes and 53 no. The meeting was adjourned at 8:25pm.

Approved by. Chelsea Oaks Board of Directors at meeting on 4/21/2021