

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

October 20, 2021

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:11 pm on October 20, 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, Bernadette Boardman, and Karl Miller. Christina Kelly from Ameritech 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 September 15, 2021 minutes was made by Bryan. Karl seconded the motion. A vote was called, motion was voted on and passed 4-0.

Legal Update

There was not anything new to add for a legal update. There has not been anything new to report of behalf of the appeal.

Financial Update

Christina Kelly provided the board with a financial update. She provided the board with the funds that are in the operating (\$70,500) and reserves account (143,358.15). The board was made aware there is \$47,000 outstanding at this time for the balance of

the roofs that were completed. That amount is not going to be paid until all of the items that have been identified on the punch list are corrected.

The 2022 Annual meeting will be Wednesday 15 December in person at the church. The date and location might change. This will be for budget planning and voting for three seats on the board. There needs to be 14 days notice prior to this important meeting. The audit might be ready for the December meeting.

Old Business

Roof replacement. Amount for the replacement is still due. Scott is still working on the punch list.

There was a motion to made for an additional 5,000 sf of sod by Bryan. There was discussion on the motion. Karl seconded the motion. The motion was voted on and passed 4-0.

New Business

Trash at the curb was address and Nancy provided guidance on Bulk County pickup and how to resolve these issues in the future. The county's track link will be posted on Nextdoor. Moving forward having trash laying around at the end of a driveway or curb for an extended time without a pickup plan will not be tolerated.

Bryan made a motion to complete irrigation work by Sprinkler Solutions. Bernadette seconded the motion. There was discussion about that work that needed to be completed. The motion was voted on and passed 4-0.

Open Discussions

Time was allowed for any open discussions.

Adjournment

Bernadette made a motion to adjourn the meeting. Bryan seconded the motion. The meeting was adjourned at 7:46 pm. by Nancy Craig. The next board meeting will be on November 17, 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