

Chelsea Oaks Homeowners Association Inc

Board Meeting Minutes

February 16, 2022

Opening

The regular meeting of the Chelsea Oaks Homeowners Association Inc was called to order at 7:09 pm on February 16, 2022 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, and Karl Miller. 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 Board Meeting on January 19, 2022 minutes was made by Bryan. Karl seconded the motion. A vote was called, motion was voted on and passed 3-0.

The minutes of the previous meetings were talked about and then a motion to waive the reading of the Board Meeting on January 22, 2022 minutes was made by Bryan. Karl seconded the motion. A vote was called, motion was voted on and passed 3-0.

Legal Update

Dan provided an update at this time on the status of the ongoing appeal. (Chelsea Oaks Management Company, et al. v. Chelsea Oaks Townhomes Case No: 2018CA-

003149-0000-00). Dan told the group that if anyone had any further questions to reach out to him by phone.

Financial Update

Operational and Reserves

There is petty cash of \$300.00 being held on the property to be used to pay for minor bills that come up during the month.

The Operating Account currently stands at \$121,304.51. The Reserves currently has a balance of \$144,343.27.

Old Business-

a) General Maintenance

i) Roof Replacements

Punch list is completed as well as all work related to the roof replacements. A final check in the amount of \$4,455 will be paid for the painting. Karl made a motion to have the final check in the amount of \$4,455 paid. Bryan seconded the motion. A vote was called, motion was voted and passed 3-0.

ii) Building painting

There is a total of 11 buildings that need to be completed. The amount to have the buildings painted is a total of \$51,700. Bryan made a motion to approve the list of the houses that have been identified to be painted on the next round of painting. Karl seconded the motion. A vote was called, motion was voted and passes 3-0.

b) Landscaping of Chelsea Oaks Drive

The mulching of the drive was previously approved at a previous meeting.

Discussion took place about mulching and refreshing the plants in this area. The

cost would be \$800.00 for the removal of the dead plants while the mulching was being completed. The total of mulching and the removal of the dead plants will be a total of \$12,650 for the entire project. Bryan made a motion to remove all of the dead plants. A vote was called, motion was voted and passes 3-0. Bryan is going to ask if weeding could be done while the refreshing is being completed. Bryan will email the authorization and our concerns.

c) **Gate Maintenance**

The maintenance of the gate has been completed. The wires have been redone. The battery backup was replaced.

New Business-

a) **Storm Drains**

There were two quotes received at this time. We are waiting on a third quote. Scott provided a quote of \$8,500 and ACPLM provided a quote of \$4,800. Karl made a motion to table the motion of the storm drain repair until we get a third quote. Bryan seconded the quote. A vote was called, motion was voted and passed 3-0.

b) **Fencing-**

Bryan made a motion to table action until we get more quotes. Karl seconded the motion. A vote was called, motion was voted and passed 3-0.

Open Discussion

Welcoming Committee-

Bryan spoke about this committee. Bernadette would be interested in this committee. Nancy is going to put out on Nextdoor to see if there is anyone would be interested joining the committee. Karl spoke about a tab on the website for newcomers and also a tab for work orders. Chris said that a tab could be created on the Chelsea Oaks site.

Karl checked the status of the left treadmill closest to the men’s restroom. Karl unplugged the treadmill that was plugged in. Chris will check the status of of the treadmill being repaired.

Adjournment

Bryan made a motion to adjourn the meeting. Karl seconded the motion. The meeting was adjourned at 8:03 pm. by Nancy Craig. The next board meeting will be on March 16, 2022. They occur every month on the third Wednesday.

Minutes submitted by: Karl Miller

Secretary

Chelsea Oaks HOA Board of Directors

Approved by: Name