

Chelsea Oaks Homeowners Association Inc

Minutes of 3/11/23 Board Budget Meeting

Non-voting Meeting was called to order at 9:05AM

In attendance: Pres Bob F, VP Heather C, Dir Bernadette B, and Treas Brandon S (via speaker phone).

~Bryan Bishop of ARC presented an update of recent requests ARC had reviewed. Discussion ensued regarding change in bylaws necessary for possible reconsideration of owner fence installations. Pres Fischer charged ARC to develop suggested new standards or guidelines, and report back to the Board.

~Discussion of Revised Budget (as prepared by Ameri-Tech) ensued, with special attention given to details of No 1 Home Roofing contract & additional project management fee, the monthly \$65 settlement fee adjustment, the need to determine amount to be repaid to COM, and the preservation of minimum future Reserves for any emergencies. Treas Brandon to discuss terms of roofing contract payment with Ameri-Tech. A future study of our Reserve accounts was also suggested by VP Heather.

~Other discussions: Sprinkler Inspection Report by Flora-Lawn and repairs needed, non-functioning of access cards to the gym/pool house.

Adjournment of Meeting at 10:17AM

Respectfully submitted by Bernadette Boardman.