

## Minutes of Chelsea Oaks HOA Monthly Board Meeting 5-2-23

1. Meeting called to order at 7:01pm by Pres. Bob Fischer
2. Present: Pres. Bob Fischer, VP Heather Cook, Treas. Brandon Silvia, Sec. Bernadette Boardman and Past President Nancy Craig. Quorum established. Present by zoom was Chris Kelly of AmeriTech.
3. Motion made by Brandon to waive reading of minutes of last meeting; seconded by Heather. Motion carried and Minutes approved.
4. Treasurer Silvia reported on budget, pending payments (including those for legal settlement), status of operating and reserve accounts.
5. Manager Chris Kelly updated status of ongoing maintenance & repairs (including roof/dryer/soffit vents), and discussed the start of next cycle of roofing project to begin this week.  
General discussion ensued regarding violations and fees. There was also discussion of how to more timely equip new owners with information necessary to welcome them and make them aware of Chelsea Oaks' policies, procedures, and regulations.  
Replacement of 2 fence panels missing behind #6355 & #6357 Torrington was discussed. Heather motioned for HOA to replace same. Motion seconded by Bernadette. Motion approved unanimously.
6. Open discussion included increasing parking spots at the pool/gym; Board members are encouraged to email ideas to Bob for future action, including more clarity of signage.
7. No other new business.
8. Motion made by Heather to adjourn meeting, and seconded by Bernadette. Meeting adjourned at 8:16pm.

Respectfully submitted,  
Bernadette Boardman, Secretary  
Chelsea Oaks Board of Directors