Minutes of Chelsea Oaks HOA Board Meeting on Monday Nov. 20, 2023

Meeting called to order at 7:05pm by President Robert Fischer. Present were Board members: Heather Cook, Brandon Silvia, Bernadette Boardman, Nancy Craig. Also present were 2 Homeowners.

Minutes of last Board Meeting of Oct 24, 2023 were read by the President, motion to approve seconded, Board unanimously voted to approve.

Business discussed:
~Completion of roofing project remaining issues. Bob and Ameri-tech to followup.
~2024 Budget that was mailed out. Brandon to review and verify that the new monthly fee is $340, not $343.
~Preparation for Annual meeting scheduled for Dec 3rd 2023, and importance of attendance quorum so new Amendment governing the settled lawsuit can be approved by Homeowners. Board Members will visit homes to ensure all are aware and have filed proxies or plan to attend.
~ New Board to be elected at Annual Meeting. Discussion of appropriate number of Board members and length of their terms, as all current members were appointed. No definitive consensus was reached.
~Keeping Gates open for outgoing traffic from 6am to 9am and from 4pm to 7pm for incoming traffic. This was done in the past and hopefully will avoid excess wear and tear and costly repairs in the future. Motion made, seconded, and adopted unanimously. Bob to notify the Gate Company of the change.
~Potential hiring of a new lawyer, Robert Clifton, to replace Dan Pilka. Motion made, seconded, and approved to begin the transfer of Chelsea Oaks' legal business by signing Terms of Engagement with the Boswell & Dunlap firm, AFTER the annual meeting with Dan Pilka. Transition to take place in January. Cost savings anticipated with the new firm.
~Past performance and evaluation of our management company, Ameri-Tech, with suggestions for improved interaction with homeowners. Bob to followup with Mike (Owner) and Chris Kelly (our property manager.
~ Recent ARC matters.

Meeting was adjourned at 8:45pm.

Respectfully submitted,
Secretary Bernadette Boardman