

CHELSEA OAKS HOA BOARD MEETING

APRIL 16, 2024

Meeting called to order by President Bob Fischer at 7:04 PM. Other officers present were Heather Cook, Brandon Silva (via Zoom), Brian Darling, Nancy Craig and Laura LaRocco. Bryan Bishop with the ARC Committee was also present with two homeowners.

The March minutes were approved by a motion from Heather Cook and Brian Darling. Unanimous approval.

Brandon has not reviewed the March expenditures as yet and will review soon.

Discussion followed on some broken sprinklers. FloraLawn does a once-a-month check. Some of the piping is not flexible but as they are replaced, they will have the flexible piping.

Bob asked Chris to check on an entry for clubhouse service. May be coded wrong and she will follow up on the entry. Chris stated still working on pool passes due to internet problems.

The ARC fence proposal copies were handed out and reviewed. Discussion on adding survey of property will need to be submitted to ARC for the diagram of placement of fence on unit's property including proximity to neighboring properties and existing fences. Looks good and will be submitted to the attorney for review.

Bob asked Chris for updates on status of a residence garage door painting on Torrington, a roof leak at Hefferon (which was found not to be a leak). She is working on these requests. Laura brought up a damaged fascia on Torrington which Chris will also follow up.

The HOA community picnic was held on Saturday, April 13, with 23 in attendance. It was a beautiful day and all had fun. The Spring yard sale will be Saturday, April 20, at 8 AM.

The delinquent accounts report was made by Nancy. One account is going to foreclosure and will be auctioned on May 13 at 10 AM. The sale will pay off mortgage first before the HOA fees that are due.

She discussed a second unit who wants to make a payment plan. The proposed payment plan was approved by a motion from Heather Cook and Brian Darling. All approved.

For March the amount owed is \$42,169: 8 accounts to the attorney, and 18 certified letters were sent on April 14.

Proposal on the palm tree removal and tree trimming received. Removal of 5 palms at \$2375.96 and trimming of several trees at \$3600.00. Motion to remove the 5 trees by Brandon Silva and Heather Cook. All in favor. Trimming will be tabled at this time.

OLD BUSINESS

Loud music from a house on Torrington was reported by neighbor. Chris had sent one notice already and she will send another one.

Two proposals from Spectrum received with copies to board. Laura read the proposals. The board still has some questions which Laura will present to Spectrum. A Spectrum presentation may be needed.

No new business presented.

Meeting adjourned at 8:35 PM.

Respectfully submitted,

Laura LaRocco, Secretary