

CHELSEA OAKS HOA BOARD MEETING MINUTES  
JULY 16, 2024

Meeting called to order by President Bob Fischer at 7:06 PM. Board members in attendance were Heather Cook, Laura LaRocco, Brian Darling. Present were Nancy Craig, Advisor, and three residents.

The June 2024 meeting minutes were approved by Heather Cook and Brian Darling. All approved.

President Bob Fischer made a brief report on income, budget, expenses. We still have many HOA fees outstanding.

Nancy Craig submitted to the board a copy of her aging report including a number of outstanding HOA fees and money received. One townhouse was sold on June 21 and when the property is closed, we should receive their delinquent balance. One townhouse was in foreclosure and a settlement payment in full was received.

Nancy has requested Jennifer with Ameri-Tech to send out 15 for attorney letters and 13 letters to residents for delinquent amounts.

Bob reminded everyone to not park on the road at night. There is available parking in front of the clubhouse for overnight parking, parking at Shepherd Community United Methodist Church, or ask a neighbor if you can park in their driveway. If vehicles are on sidewalk, grass or road, they will be towed. Remember we need clear roads for emergency vehicles.

Upcoming projects were announced by Bob as follows: starting July 17, tree cutting will be done on 13 trees on Torrington and Sedgeford. The week of July 22, damaged vent covers will be replaced for five units and three units will have stucco and fascia damage repaired.

Bob reported we have had a lot of damage reports on the gates. It is very expensive for repairs and we have numerous Gate-Tech calls. The police have told us they need license plate numbers for offenders. It was decided cameras are needed so we can pursue those offenders. People are racing through before gates are fully opened or rushing through as the gates are closing. It was suggested that we open the gates from 6:00 AM to 11 PM seven days a week until we can get the cameras ordered and received. We would have to implement this change for an estimate of three months OR until we receive, install and activate the cameras.

Brian Darling has contacted a camera company that could get the cameras for \$6,000 to \$8,000, It is a reputable company that Gate-Tech works with and recommends.

This was discussed and Bob asked for a motion on the gate open hours change.

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Laura LaRocco made a motion to save on the expenses of Gate-Tech repair calls, we implement the change for the gate to be opened from 6:00 AM to 11:00 PM, 7 days a week, for a time of at least three months OR until the cameras are received, installed and activated. Heather Cook made a second motion. Brian Darling declined the motion.

President Bob Fischer will call Gate-Tech on July 17 to implement the change.

President Bob Fischer also noted that we need at least 7 board members to make our board more efficient for assigning various duties. Anyone who would like to volunteer, please let the board or Chris at American-Tech know. It would be appreciated!

Heather Cook made a motion to dismiss and Brian Darling second the motion, All approved. Meeting adjourned at 8:20 PM.

Next scheduled meeting will be Tuesday, August 27, 7:00 at 6480 Sedgeford Drive.

Respectfully submitted,

Laura LaRocco, Secretary