

CHELSEA OAKS HOA BOARD MEETING MINUTES
SEPTEMBER 17, 2024

Meeting called to order by Vice President, Heather Cook, at 7:04 PM. In attendance were Brandon Silvia, Laura LaRocco, Nancy Craig, Bryan Bishop for ARC Committee, and three homeowners.

Meeting minutes for August emailed to board and posted on website. Reading of minutes, motion to waive by Brandon Silvia and second by Laura LaRocco. All in favor.

August financial report given by Brandon Silvia. \$35,000 under budget, reserves at \$95,700. This does not include expenditures for lawn, cameras. Insurance is down some. Tentative 2025 budget will be available in the next few weeks to give a picture of where we are at now. He also noted we need to consider future expenses: Road paving in 2026, future pool deck repairs, roof for clubhouse. Chris will get quotes for pool and roof for future use.

Aging Report by Nancy Craig. A handout was given to the board members. Aging total of \$45,760.47 is \$11,506.74 less than July.

Architectural Committee report by Bryan Bishop. Reminder to use email on website for ARC requests not to Bryan. Sandy King has resigned from the committee and ARC will need a replacement. Thank you, Sandy, for serving on this committee. A new tab for ARC needed on website for future work requests for items like landscape, fences, mailboxes, etc.

Sandy King of the Welcome Committee was not present but sent Heather a note she would like to get new resident information sooner if possible. Chris said they can only pass on pertinent information when a new resident closes and they have the information needed to pass on for the welcome package. We ask if you see a new neighbor moving in, introduce yourself, and let them know a welcome package will be delivered by Sandy. Please pass this information on to Sandy. Heather mentioned some of the information in the packets needs to be updated.

Heather also reminded everyone that all HOA documents are on website.

OLD BUSINESS:

Chris reported on completed work requests. Stucco painting to be done end of week. Repair to fence on Sedgford to be done this week. Water in back yard of 6352 Sedgford was discussed. Chris noted this problem was responsibility of the builder.

Website updates by Heather: insurance information will be added to meeting tab, cameras installed for gate along with sensors installed today, 9/17.

Ongoing report on Bulk Rate Cable from Spectrum by Laura LaRocco. Still expecting emails for those who want the bulk rate cable. Laura to contact Spectrum for copy of offer contract to review and schedule a presentation for November 19 on or about.

NEW BUSINESS:

Nancy brought in a quote for weed and pest control from Tri-State for review. Heather asked for 3 quotes on lawn maintenance from Chris for next meeting.

2025 budget review to be available in a few weeks.

The Shepherd Community United Methodist Church has sold the property at the back of church. New owners may be contacting the board regarding access to our Chelsea Oaks entrance road. No contact as yet. This will be discussed at board meeting when contacted.

Meeting adjourned at 9:00 PM.

Respectfully submitted,

Laura LaRocco, Secretary