

**CHELSEA OAKS HOA BUDGET ADOPTION AND ANNUAL MEETING MINUTES  
DECEMBER 8, 2024**

The annual meeting was called to order at 3:08 PM by President Robert Fischer. A quorum of 71 was needed but not met. 38 were in attendance. 12 proxies were received. Annual meeting did not take place but a quorum of the board was present to conduct the budget adoption meeting and board meeting.

Brandon Silvia, Treasurer, reported on the financials. HOA fees to stay at \$340, no increase. Insurance went down. Paying a little more for the new lawn service but this company had good reviews and had done our lawns in previous years. We are now up to a total of \$54,013.74 on aging report. \$6,268.27 more than previous month.

Our budget is tight. If we do not receive the monies owed, we may have to increase HOA fees in July 2025. We will reevaluate it next year. The board is trying to keep on top of this. Expenses are fine.

Nancy Craig reported 3 more residents will go into foreclosure December 13. One has contacted our attorney. Bob stated that some services will be taken away from those that owe. Bob requested addresses be posted in the minutes for those who owe HOA fees. They are as follows:

6468 Sedgeword    6332 Torrington    6364 Sedgeword    6408 Sedgeword    6443 Sedgeword    6324 Torrington  
6394 Sedgeword    6532 Sedgeword    6428 Sedgeword    6402 Torrington    6407 Torrington    6390 Sedgeword  
6538 Sedgeword    6477 Sedgeword

Christina reminded the board of Transparency Act and to make sure copies of each board member's driver's license be sent if not already done. She also said an audit will cost between \$5,000 and \$7,000 and will need to be done since not enough proxies received.

President Bob Fischer reported on 2024 accomplishments:

Appointed a new attorney, Bob Chilton  
Clubhouse received new pool furniture, umbrellas, pool tile grout replaced, gym equipment repairs  
Power wash of common area fences  
Major tree trimming  
New lawn service established  
Aging report for HOA funds uncollected reviewed monthly  
Cameras added to entrance and exit gates  
Flowers planted at both entrances and painting of entrance sign  
3 dog stations installed  
General repairs to roofing/stucco  
Seasonal newsletter  
Welcome packets provided  
ARC - revision of enclosed fencing for homeowners per approval  
Upgrading our community website for more practical use

Cheryl Hefferon will head up the Beautification Committee. First meeting on Saturday, December 14, 11 AM. Anyone interested in being on this committee, be at meeting or contact Cheryl or Bob.

We do have some volunteers for the board, and they will be presented at the next meeting.

**OLD BUSINESS**

Spectrum presentation to be discussed and scheduled at January meeting.

Heather Cook, Vice President, made a motion to accept 2025 budget and to adjourn annual meeting. Second motion by Brandon Silvia, Treasurer, all approved at 4:03 PM.

Respectfully submitted,  
Laura LaRocco, Secretary