

CHELSEA OAKS HOA BOARD MEETING MINUTES
MAY 21, 2024

Meeting called to order at 7:05 PM by President Bob Fischer. In attendance were Heather Cook, Brandon Silva via Zoom, Laura LaRocco, Sandy King of the ARC Committee and five homeowners.

Heather Cook made a motion to approve April minutes, second motion by Laura LaRocco. All approved.

Chris Kelly made a report on the April financials. 19 certified letters sent out for past due amounts. American-Tech has not had any replies. Five letters went out for liens. The May 13 auction went back to the Bank. Regarding the other past due amounts on the financial report, American-Tech will be sending out emails to those residents since there are quite a few to determine any problems.

Bob Fischer received a letter from a resident who has lost her job and has not received unemployment benefits as yet, she has a part-time job but needs our approval for an extension to July. Laura LaRocco made a motion for approval, a second motion by Brandon Silva. All approved.

Sandy King from the ARC Committee gave a report on the final standards for fences. A copy was given to the board. Bob will send to attorney who will send to the State. By the middle of June it will be on the website. It will also be part of the summer newsletter.

The goal of the Architectural Review Committee is to establish and maintain standards and consistency in our neighborhood fencing so it is aesthetically appealing, considerate of our neighbors and workable for lawn care. Obviously, we cannot do anything about existing fencing prior to these guidelines but for future fences, we need specific guidelines to maintain the uniformity and workability of any future fences. It is the responsibility of the ARC Committee to establish and enforce these guidelines. The goal is to maintain standards that ultimately will be considerate of neighbors and hopefully help maintain property values.

Lot sizes, elevation, drainage, blockage of neighboring units for ingress and egress, or obstruction of lawn service passage are all issues that differ from lot to lot and which the ARC will have to consider and could prevent approving the installation of a fence on some lots.

A resident had a tree removal by Flora Lawn but was not given notice. They are asking for a replacement. Brian Darling contacted a nursery for a price on a 10 foot tree at \$500. Heather Cook made a motion to replace the tree for \$500. Second motion by Brandon Silva. All approved. We are going to ask Brian at Flora Lawn to give us a credit for some of the money, as they did not notify homeowner. Approved by all.

Bob spoke to Flora Lawn about some of the bushes that were not pruned properly recently due to complaints.

Spectrum subject tabled for this month until delinquent fees can be addressed.

Bob Fischer made a suggestion to have a central plan to keep all HOA material together at the Clubhouse in a small office to be constructed. Laura LaRocco made a motion to approve, Brandon Silva made second Motion. All approved.

No Old Business.

No New Business.

Meeting adjourned at 8:15 PM.

Respectfully submitted,

Laura LaRocco, Secretary