

**Chelsea Oaks Homeowners Association Inc**  
**Board of Directors**  
**Meeting Minutes**  
**December 17, 2024**

The meeting was called to order by President Bob Fischer at 7:03 PM. In attendance were board members Heather Cook, Brian Darling, and Nancy Craig with four homeowners.

A motion was made to wave the reading of the December 8<sup>th</sup> minutes by Brian Darling seconded by Heather Cook; the motion carried.

A motion was made to approve the December 8th minutes by Brian Darling seconded by Heather Cook; the motion carried.

Bob reviewed the November financials and reported that we are under budget. Our TYD is 641,276.09 and our budget is 666,969.38.

Nancy reported on the aging report. November report sitting at \$53,405.74 which is \$392 more than October. \$1,707 was new in the November report and could be payment not received or posted yet. Taking out the amounts that are new in the report, we have an estimated \$1,305 decrease from the October aging report.

ARC committee submitted a copy of mailbox standards for our review and suggestions. 2 suggestions made were to add a height requirement for the post/mail and standards for the size and placement of numbers.

A motion was made to add 2 additional Directors to the HOA board by Heather Cook, seconded by Brian Darling; the motion carried.

A motion was made to appoint Adriana Galvez and Dawn Wright as 2-year Directors of the Chelsea Oaks Homeowners Association Board of Directors effective January 1, 2025, by Brian Darling, seconded by Heather Cook; the motion carried.

The beautification committee met on Saturday, December 14<sup>th</sup> and will be scheduling 3 to 4 workdays annually to help save the community money and look for cost-effective ways to improve the appearance of our community.

The board discussed the need for a new process for homeowners with past-due balances. Bob will discuss this with the Attorney and report back in January.

The meeting adjourned at 8:07 PM.

Respectfully submitted,

Heather Cook, Vice President