

**CHELSEA OAKS HOA BOARD MEETING
JANUARY 21, 2025**

The meeting was called to order by President Bob Fischer at 7:12 PM.

In attendance were Heather Cook, Laura LaRocco, our new board members Adriana Galvez and Dawn Wright, Nancy Craig and Sandy King/ARC. Welcome Adriana and Dawn! Approval of December minutes by all board members.

Bob discussed our entrance walkways regarding uprooting of sidewalks near the trees. Sidewalks will need to be removed and replaced. Many tree roots will need to be cut. Scott with our lawn service will have to give us an estimate on this work. Bob wants to paint those sidewalks yellow and display caution signs for safety.

Nancy and Bob reported on our current financials. Bob talked to our attorney's assistant, Erica, and asked for a monthly report. They do not provide. Bob went through all the delinquent accounts with her. Nancy needs to know how Jennifer is tracking collections. Chris informed us she does on the 15-18 of each month and runs notices right away. 2nd month letters go out. 45 day notices go to the attorney for letter. Heather requested a report from Ameri-Tech and Bob to call attorney for report on who is now paid.

A discussion on Brian's collection policy suggested a board member go to the residents personally and deliver another copy of the 30 day notice they were mailed to make sure the letter was received.

Bob asked for a review of our new lawn service and all were in agreement things were looking much better. Heather asked Chris to let them know to be careful of sprinklers when they are replacing or repairing so no cable lines, etc. are cut along the sidewalks.

Bob asked Chris to follow up with Bryan/ARC committee on the approved mailbox item numbers that can be purchased. The new Architectural Standards for Mailboxes will be posted on the website. Chris will send notices to those residents who need to replace or repair their mailboxes.

The Beautification Committee meeting of December 14 by Cheryl Hefferon submitted minutes with their discussion and proposed things to improve in the community.

Bob would like to address the grassy areas between the driveways and the mailbox ground area. Much improvement is needed in some areas where weeds, dead plants/trees, etc, need attention. He is proposing volunteer workers complete this task in the near future. This will be done once only. Chris and Dawn will get the costs of supplies.

The board is still working on the Spectrum Bulk Rate Cable. Continued research and information is needed before a presentation.

The meeting adjourned at 9:05 PM.

Respectfully submitted, Laura LaRocco, Secretary