

Chelsea Oaks Homeowners Association Inc
Board of Directors Meeting Minutes
April 15, 2025

Meeting called to order by President Bob Fischer at 7:03 PM. In attendance were Heather Cook, Vice President, Brandon Silvia, Treasurer, Laura LaRocco, Secretary, Brian Darling, Director, Adriana Galvez, Director, and Dawn Wright, Director. Four residents were in attendance.

A motion to approve March minutes by Brandon Silvia and second by Heather Cook. All approved.

Monthly overview report by Christina Kelly, Property Manager. No outstanding work orders. All fences and stucco done. Backside of a home on Torrington has cracked stucco in three areas which will need repaired. Two quotes on sidewalk repairs on Chelsea Oaks Drive for \$14,000 and \$8,800 received. \$17,000 overall for sprinkler system. No quotes on motors for entrance gates yet.

Review of ageing report by Nancy Craig. March aging total was \$60,538.86. An increase of \$141.77. Three accounts are now paid and no longer with attorney. Three accounts under \$1,000 with attorney. None to be sent to attorney at this time.

Review of irrigation system by Brian Darling. Sedgeford is completed. Work on Torrington is in process to run lines under pavement. When all are up and running there will be 3 x week watering for 30 minutes. When completed Brian will do a walk thru to make sure all is completed. Review of new lawn company proposals separating lawn service and irrigation. 30 day notice given to Myerscapes for failure to do work as agreed. Brian talked to Sprinkler Solutions and Scott of ProGreen. ProGreen will charge \$149,000 per year and will put on a new crew for 3 x week service. The third day will be for detail work. They will do mowing, plant beds, driveways and tree trimming. Chris said Juniper's pricing in line at \$150,000 per year. Third quote from TriCounty.

Bob asked for a vote on new lawn company. Motion for ProGreen by Brian Darling, second motion by Brandon Silvia. Unanimous by all. Bob asked Brian to see if they could start May 1 and requested contract, layout and aerial map view.

Chris said Sprinkler Solutions will do repair sprinklers for up to \$500 and anything beyond will be submitted to the board for approval. The board will need an email report on repairs and inspections monthly. This will be for 1 x monthly service. Brian Darling made a motion to accept, second by Dawn Wright. All agreed.

NEW BUSINESS

Request for monthly payments for a resident of \$175 plus \$340 to be paid for 8 months. Dawn made a motion to approve, Heather second the motion. Motion carried and agreed by all.

Meeting adjourned at 8:11 PM.

Respectfully submitted,
Laura LaRocco, Secretary