

Chelsea Oaks Homeowners Association Inc
Board of Directors Meeting Minutes
May 20, 2025

Meeting called to order by President Bob Fischer at 7:00 PM. In attendance were Heather Cook, Vice-President, Brandon Silvia, Treasurer, Laura LaRocco, Secretary, Dawn Wright and Adrianna Galvez, Directors, along with seven residents.

Approval of April minutes by Brandon Silvia and second by Heather Cook. All approved.

Christina Kelly, Property Manager, gave a monthly review report. Sprinklers on Torrington are still being worked on. A plan is needed for completion, zones that need to be fixed and those zones already completed. Sedgford is up and running. Heather made a call to the company and was told all zones should be done by the end of week. A report will be submitted. Also, roofs will be paid for by July.

A quote for sidewalk repairs was received for \$8500. Bob stated we need to work on irrigation and lawn service first.

Bob wants gates open all day on Saturdays to save on the gate motors. At least 20 cars an hour go in and out. A report on traffic will come from Gate Tech.

Regarding sale of church property, no contacts have been received by the board yet. Bob discussed with pastor at the church and asked he relay message to new owners to contact us.

Brandon Silvia made a financial report. End of April shows \$75,000 operating funds. \$165,000 in reserves. Spending less than the budget for services. Roofs will be paid for in the next few months. Reserves need to be up next year.

Review of Aging report by Nancy Craig. April aging report total is \$57,985.78, \$2,553.08 less than March. We have a decrease of \$4,933.08. No attorney letters to be sent this month. Heather Cook suggested a letter should be sent if one month is behind.

Bob reported on Pro Green. First week, beds were done, no lawn cutting due to burnt grass because of no water. The second week was a chance to get caught up. If anyone does not want their grass cut, you need to have a sign. Bob asked everyone be patient as much catch up is needed.

Bob and Heather requested parking violation notices due to some parking at pool longer than permitted. After 24 hours, cars would be towed.

NEW BUSINESS

Bob requested purchase of four new round umbrella tables for the pool area. Brandon made a motion and Heather second the motion. All approved.

Meeting adjourned at 8:00 PM.

Respectfully submitted,
Laura LaRocco, Secretary