

# **Chelsea Place Town Home Owner Association**

## **Annual Member Meeting Minutes 12-6-17**

Frank Alberts called the meeting to order at 7:04pm

Ellen confirmed that there were 24 members present of by proxy which confirmed the quorum requirement.

### **President's Report -**

Frank Alberts presented President's report from the previous meeting in December 2016. A motion was passed to accept the report.

Frank reported on the 2017 accomplishments, including sidewalk replacement, the settling and replacement of the damaged fence behind the interior units and the repair and painting on building 3. He also reported on our new landscaper, Acres.

He told us about the painting scheduled for 2018 for buildings 8 and 9 and discussed more landscaping to be carried into 2018.

He then reported that an HOA dues increase will commence in January 2018. He stated that this was necessary since there hadn't been a dues increase in 4 years. End units will increase to \$319, interior units will increase to \$263. He continued to explain that due to the age of the units (25 years) that the cedar siding and the chimneys will continue to need attention.

He also told homeowners to look for the revamped association website which should be ready by January or February 2018.

### **Treasurer's Report -**

John Fikejs presented the Treasurer's report. He said our overall cash position has increased to \$138,600. The reserves are now at \$122,500. He noted that owners need to be sure their homeowners policies are up to date. A motion passed to accept the report.

### **HOA Board Members Election -**

John Fikejs and Laurel Ingram are continuing their roles on the Board of Directors, Susanna Janis volunteered to join the Board. All three were elected unanimously.

### **Homeowners Participation -**

The meeting was then opened to the floor for homeowners forum.

### **Adjournment -**

The meeting was adjourned at 8:00 pm

Respectively Submitted,

Diane Freeman Hodges, Secretary