

Chelsea Place Townhome Owner's Association – CPTOA

www.chelseacircletownhomes.com

Board Meeting Minutes

Date: August 16, 2022, 7:00pm, Location: Napolitan Residence

Board Members in Attendance – New positions

Bruce Diederich - Outgoing President

Lisa Napolitan - President

Bill Riban – Treasurer

Dave Griffith – Vice President

Laurel Ingram - Secretary

Chuck Sahly – Member at large

Meeting was called to order 7:20pm

Outgoing President's Report – transfer of informational binder

Owner's Forum and Committee Reports

Communication - New map of 10 building complete by Vince Morrie

Social - Chelsea Place potluck picnic will be held on Sunday, September 18th, details to follow

Approval of Minutes

A motion was made to approve the minutes of the July 3 and June 14th meeting by Dave. The motion was seconded by Laurel and approved.

President's Report

Welcome to new Board members who will serve in a temporary capacity until the December election of officers

The chelseacircletownhomes.com website will be updated by resident Lena Zimmerer and Lisa

Review of expense sheet summary for January – June

Treasurer's Report

July and August Financial Reports, reviewed and approved

Unfinished Business

- Discussion of fence replacement – will seek new bids to remove and build in fall of 2022
- Replacement material will be cedar wood according to the By-Laws

- **Landscaping**
- Committee - Review plan for new plants around the Chelsea Place monument and entry corner. Approve budget in the amount of \$1,000.
- Committee to create a tree replacement plan for 2023
 - Plans to be created for spring planting:
 - 0N671, Jeannine Warkow, ash tree removed July 2022
 - 0N663, Karen & Jon Rood, trees planted in back

- Commons area behind Bld 9 & 10, woodchip area
- Woodchip area near Bld 8 needs to be addressed
- Approved contracts with Elevations Landscaping, final submission pending adjustments for a reduction in fee due to a change the request.
 - # 7266 Pruning during dormant season of front burning bushes, winter 2022-2023
 - Negotiating a price lower than \$2,795
 - # 7267, 0NW689, Lisa Pinello - Remove shrubs, weeds, and perennials from bed by side door. Owner request. Owner will replant the area.
 - Cost: \$300
 - #7193, 0N674, Irene Schwartcoff - Remove sparse shrubs and replant with hostas, owner approval
- Approved snow removal contract with Elevation Landscaping 2022 - 2023, pay by the push
- Approach the Village to review height of the manhole cover of existing main

Building Maintenance: Seek estimate for water diverters for end units of Building 1, 2, 3, 4, 10, as a follow up to the gutter replacement project.

New Business

Delinquent dues – We will monitor delinquent payment of dues and email a reminder. Of notice, three residents, Total \$560.

Adjournment: 9:08pm

Next Meetings:

- Tuesday, September 20th, 4:30
- October, no meeting
- Tuesday, November 1st, 4:30

Respectfully Submitted,

Laurel Ingram
Secretary

Treasury Report – August 2022

Operational Cash	\$53,860.30	
Edward Jones R	\$20,739.75	
Edward Jones S	\$138,129.42	
Other Assets	0	
Total:	\$212,729.47	

Barrington Check Open Balance	\$57,301.65	
Barrington Check Deposit	12,658.10	
Ed Jones Transfer	0	
Cleared Debts	\$16,099.45	
Barrington Check Ending Balance	\$53,860.30	

Association Fees Collected	\$12,658.10	
Cleared Debts	\$16,099.45	Includes auto pay

Checks / Transfers written

API	\$979.32	Ck: 20090
Chelsea Place	\$3,785.00	Edward Jones (Auto transfer)
NWEDI (Nationwide Ins)	\$98.61	Auto transfer
Drew's Lawn & Snow Service	\$5,557.14	Ck: 20089
Bartlett Tree	\$4,108.00	Ck: 20091
Midwest Property Services	\$1,136.38	Ck: 20092
Norton Sons Roofing	\$435.00	Ck: 20093
Cleared Total deductions	\$16,099.45	Includes auto pay

Delinquent Dues	\$710.00
Pre Paid Dues	\$1,029.89