

Chelsea Place Townhome Owner's Association – CPTOA

www.chelseacircletownhomes.com

Board Meeting Minutes

Date: June 14, 2022 Location: 204, Bruce Diederich

Board Members in Attendance Bruce Diederich, Lisa Napolitan, Bill Riban
Meeting was called to order 4:35

Owner's Forum and Committee Reports – No attendees

Approval of Minutes

A motion was made to approve the minutes of the May 16th meeting by Bruce. The motion was seconded by Bill and approved.

President's Report

- Remarks regarding the positive effort by Social Community to hold a TGIF gathering for Friday, June 17th
- Update of the Elevations summer maintenance plan:
 - shrub trimming began on Monday, June 13th
- Tree care services will be provided by Bartlett Tree Experts to spray the Crabapple, Austrian Pine and Spruce trees
 - 1st treatment completed May 24th
 - 2nd treatment, second fungicide treatment for the Crabapple, Austrian Pine and Spruce late June
- Tree Removal contract by Bartlett Tree Experts has been proposed for 5 trees and will be completed in early July
- Reviewed handling of recent resident complaints.
 - Two recent complaints were made by a resident to API regarding:
 - lawn signs
 - car with hood up in driveway
 - letters were sent to the residents affected
- All complaints will be shared with the Board by API. A letter of violation will be sent to the designated resident.

Treasurer's Report

- May Budget was reviewed and approved

Unfinished/Updated Business

Landscaping

- Contract with Elevations Landscaping will continue through 2023
- Completed by The Village: turf repair of damaged area affected by the watermain break behind unit 0N689, area was graded, top soil added, seeded, with grass growing. Homeowner is watering area regularly.

- Tree Removal Approved for early July
 - **Crabapple** right side of unit 0N661
 - **Crabapple** back of unit 0N673
 - **Kentucky Coffee** back of unit 27W202 near fence
 - **Austrian Pine** far back behind unit 27W204

- **New Business**
 - Tree planting plan to be developed with the landscaping committee for consideration in the 2023 budget.
 - Reviewed: Wood Fence Replacement behind Bldg #9
 - Replacement material will be cedar wood according to the By-Laws
 - Will revisit in August
 - Committee Updates
 - Communication Committee-Updated map of Chelsea Place, to include addresses only
 - Social Committee –
 - Social gathering dates have been published
 - A welcome packet was been created for new residents
 - Landscaping Committee – will develop a plan to remove some foliage and replant the Chelsea Place monument sign area and entry garden area.
 - Budget: \$1,500. Tuckpointing of the brick on the monument will be covered from a resident gift.
 - Approach the Village to review height of the manhole cover of existing main stormwater drainage system in comparison to the grade of the area behind B 4 & 5, as the next step to deal with the lack of drainage in the swale drainage area.

Adjournment: 6:00 pm

Next Meeting: August 16th, 4:30 location Lisa Napolitan, 0N680

Respectfully Submitted,

Lisa Napolitan, Secretary

Treasury Report – June 2022

Operational Cash	\$49,987.13	
Edward Jones R	\$20,736.00	
Edward Jones S	\$129,763.00	
Other Assets	0	
Total:	\$200,486.13	

Barrington Check Open Balance	\$45,053.06	
Barrington Check Deposit	\$13,001.00	
Ed Jones Transfer	0	
Cleared Debts	<\$8066.93>	
Barrington Check Ending Balance	\$49,987.13	

Association Fees Collected	\$13,001.00	
Cleared Debts	<\$8,066.93>	Includes auto pay
May Association Fees Collected		

Checks / Transfers written

API	\$1,049.92	Ck: 20081
Chelsea Place	\$3,785.00	Edward Jones (Auto transfer)
NWEDI (Nationwide Ins)	\$98.51	Auto transfer
Cukierski & Associates	\$2,100.00	Ck: 20082
Kramer Tree	\$846.00	Ck: 20083
Midwest Property Services	\$183.00	Ck: 20084 (0N672 Clean downspout
Barrington Bank	\$4.50	Fees
Cleared Total deductions	\$8,066.93	Includes auto pay

Delinquent Dues	?
Pre Paid Dues	?