

Chelsea Place Townhome Owners Association – CPTOA

www.chelseacircletownhomes.com

Board Meeting Minutes

Date: November 20, 2023 Time: 3:18pm-5:45pm

Location: 0N680 Napolitan Residence

Board Members in Attendance: Lisa Napolitan–President, Bill Riban–Vice President, Marc Heisler–Treasurer, Laurel Ingram–Secretary

- **Owner’s Forum:** Resident John Fikejs was present and made no comments.
- **Meeting Minutes:** Minutes for October 25 and October 30, 2023, board meetings were reviewed and approved.
- **Treasurer’s Report:**
 - Calendar year-to-date snow removal actual is \$4,460. Total budget was \$15,000. Savings-to-date is \$11,960.
 - Tree care, pruning, and landscaping are overbudget at \$22,390.
 - Wood replacement is running \$8,000 per unit (not building). Cost for Building 7’s wood replacement was \$33,145.
 - Ed Jones Reserve Account balance is \$255,324.
- **Unfinished Business:**
 - Reviewed the most recent version (July) of Chelsea Place Townhome Assoc/Homeowner Responsibility Matrix line-by-line. This will be reviewed again after the first of the year.
- **New Business:**
 - Discussed meeting agenda for December 6 Annual Meeting of Members.

The meeting was adjourned at 5:45pm.

Next Meeting: Wednesday, December 6, 2023, at 7pm.

Respectfully Submitted,
Laurel Ingram, Secretary