

**Chelsea Place Town Home Owners Association**  
**Annual Member Meeting Minutes 12-5-18**

Frank Alberts called the meeting to order at 7:02 p.m.

Ellen confirmed that there were 21 members present or by proxy which confirmed the quorum requirement

**President's Report –**

Frank Alberts presented the President's report from the previous meeting in December 2017. A motion was passed to accept the report.

Frank reported the 2018 accomplishments, including cedar replacement of buildings 8&9, completion of landscaping leftover from 2017 and replacement of walkways that were out of code.

Homeowner complaint policy has been implemented.

Frank advised of anticipated cedar replacement of two additional buildings in 2019. Opinion will be sought from contractor as which two buildings should be prioritized.

Dormant pruning will take place in late winter/early spring of 2019. Front of homes will be mulched in the spring of 2019.

There will be no HOA fee increase in 2019.

**Treasurer's Report -**

John Fikejs presented the Treasurer's report. He said our overall cash position has increased from \$150,687 in 2017 to \$169,580 in 2018. Reserves increased by \$3170 vs. the projected \$14,000. The reserves are now at \$126,000. He noted that homeowners need to be sure their homeowner's policies are up to date. Monthly delinquencies average 2 a month or 5%. A motion passed to accept this report. Figures were as of November 30, 2018.

**HOA Board Members Election –**

Frank Alberts was unanimously reelected as the President. John Fikejs, Laurel Ingram and Sue Janis are continuing their roles on the Board of Directors. Bob Wheatley did not seek an additional term. The Board will operate with four members in 2019 and will actively seek a fifth board member.

**Homeowner Participation-**

The meeting was opened to the floor for the homeowner forum.

Homeowners questioned why it is anticipated that HOA fees will go up next year. Increasing costs of construction and the age of the buildings are the main factors. Discussed that it is expected that there will be a small annual increase, beginning in 2020.

Additional discussion was based on necessity of gutter cleaning, process for service request through API, timeliness of response from API, status of landscaping and snow removal after Winfield plows the streets.

**Adjournment** –

The meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Sue Janis, Secretary