

Chelsea Place Townhome Owners Association - CPTOA Board Meeting Minutes

www.chelseacircletownhomes.com

Date: June 22nd, 2026 Time: 6:00pm

Location: ON680

Attending Board Members: Lisa N: President, Bill R: Vice President, Lena Z: Secretary,
Barbara H: Treasurer, Mark J: Member at Large

- **Call to Order** – 6:20pm
 - 5:45pm - Visual inspection of completed outdoor work
- **Approval of Minutes** - May 11, 2026 - **Approved**
- **Owner's Forum & Committees**
 - Marc H.
 - Requested removal of backyard ornamental pear tree.
 - John F.
 - Requested information on roof / painting schedule and updates.
 - Ongoing issue with noise level of Davis installed attic fan - unresolved
 - Dates for TGIF gatherings by Social Committee: June 26, July 24, August 28
- **Owner Requests for Service and Requests for Approval**
 - On680, Lisa N, request approval of 36" x 60", 2 panels, portable privacy fence – **Approved**
 - On688, Daniel D. – Window replacement (clay, colonial) - **Approved**
- **President's Report**
 - Planting project by the Board and others on June 14th,
 - Discounted purchase from Winfield Area Gardeners' annual sale - **\$90**
 - Plantings completed at ON667, ON663, ON679, ON687, ON673
 - Chicago Hardscape
 - Red brick crosswalk at On670, **\$100**
 - Tree limb down, **\$100**
- **Treasurer's Report**
 - General Reserve, Ed. Jones: \$277,739
 - Special Assessment – Roofing Reserve: \$ 10,256
 - Barrington Bank: \$150,642
- **Old Business**
 - Completed Davis Roofing Gutter Work – June 22nd
 - Connections: **\$5,430**
 - Repairs **\$1,835**
 - 27W216 – rain gutter repair
 - ON667 - garage gutter replacement
 - ON686 – Redirect gutter from patio
 - ON698 – Replace damaged gutter, owner to be billed
 - ON696 – Re-seal gutter miter
 - Total Gutter work: **\$7,265 – approved**
 - Chimney Cap Replacement (ON686, ON675) - **pending**
 - Spectrum Painting Final Invoice:
 - Painting - **\$20,500**
 - Original proposal -Wood Replacement **\$2,875**
 - Extras per June 3 quote -Wood Replacement **\$8,400**
 - Total - **\$31,775 - Approved**
 - To be completed:
 - Building 5 - Chimney work **\$1,835 - Approved**

- 0N698 – deterioration of garage bottom trim, price: TBD
 - 0N682 - exterior soffit to be repaired when painting building next year
- **New Business**
 - Redbrick crosswalks in need of repair:

▪ Bldg 6 – 696	\$100
▪ Bldg 7 – 676 & 680	\$200
▪ Bldg 9 – 671	\$100
▪ Approved	
- **Next Meeting Dates:** August 24th, September 28th
- **Meeting Adjourned:** 8:15pm

Respectfully Submitted,

Lisa N.

Lena Z.

President

Board Secretary