

Annual Meeting of Members
Chelsea Place Townhome Owners Association
Meeting minutes
December 7, 2022

Call to Order: Lisa Napolitan, President

- Introduction of current officers filling in vacancies for the past 5 months:
 - Dave Griffith - Treasurer, Laurel Ingram - Secretary, Chuck Sahly – Rep At-Large
- Self-introduction by residents
- Reviewed list of accomplishments for 2022
 - Email correspondence - 39/40 units
 - Reinstated Committees – reports to follow
 - Gutters replaced for five buildings
 - Gutters needed for three buildings, Building 7 – 2023, Building 8 & 9 TBD
 - Fences - two
 - Cedar Fence Behind Build 9 & 10, wood sealed, life expectancy - 20 years
 - Requested of Admiral Management to replace fence on the Geneva Rd side of our property. Completed September, CPTOA paid \$500 for the convenience of the gate for our access

Last call for Proxy votes: API

Roll call/Verification of Quorum: API – 21 voting members

Approval of Minutes for December Annual Meeting 2021:

motion by Bill Riban, seconded by Marc Heisler

President's Report: Lisa Napolitan

- Reviewed list of accomplishments for 2022
 - 38/40 units email correspondence
 - Reinstated Committees – reports to follow
 - Gutter Replacement – Five buildings new gutters
 - Three buildings still need gutters, Building 7 – 2023, Building 8 & 9 TBD
 - Two fences – replaced
 - Cedar Fence Behind Build 9 & 10, wood sealed, life expectancy total of 20 years
 - Requested – Admiral Management to replace. We paid \$500 for the convenience of the gate for our access

Financial Report: Bill Riban

- Proposed Budget for 2023
- Expense sheet for January – October reviewed

Committee Reports:

- Landscape Committee – Chuck Sahly
- Social Committee – Gail Hanson
- Communication & Website – Lisa Napolitan and Vince Morrie

Introduction of Candidates: API - Marc Heisler, Laurel Ingram, Chuck Sahly

Call for Vote: API

Home Owner Participation

Results: API – the following candidate were approved: Marc Heisler, Laurel Ingram, Chuck Sahly

Adjourned - 7:40pm

Respectfully submitted, Laurel Ingram, Secretary