

Chelsea Place Townhome Owner's Association – CPTOA

www.chelseacircletownhomes.com

Board Meeting Minutes

March 15, 2022 Location: Bruce Diederich's Residence

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

Owner's Forum – No attendees

Approval of Minutes

A motion was made to approve the minutes of the January meeting by Bruce, the motion was seconded by Bill and approved.

Unfinished/Updated Business

- Reviewed meeting of Jan.31 with API/Ellen
 - Charge for Workman's Comp is necessary
 - Paint colors for all buildings will be requested
- Elevations Landscaping Co will continue for 2022, the 2nd year of three-year contract
 - Spring "Walk Around" will be scheduled with board and Landscaping Committee
- New bids for arborist contract will be sought
- Delay of tree spraying to be delayed and reviewed with arborist
- Request bids for tree removal between unit 674 & 678

New Business

- Obtain quotes: Building 7 w/ four units is scheduled to have siding painted and new gutters
- Obtain quotes: Replacement of gutters building 2 & 4
- Updates from Hospitality Committee:
 - Approved Dates for:
 - Three General Meetings per year
 - Dates Selected –
 - Wednesday, April 27th, 7:00, Location: Don & Cathie Randolph
 - September 18th – Outdoor Social gathering/Block Party
 - December 7th, 7:00 - Annual Board Meeting – API hosts
- TGIF Happy Hour – hosted by Social Committee on driveway of 216 & 220
 - Dates: Start at 6:00pm
 - May 20th
 - June 17th
 - July 15th
 - August 19th

Adjournment: 6:30

Next Meeting: April 5th, 4:00, Home of Lisa Napolitan

Respectfully Submitted,
Lisa Napolitan, Secretary

Treasurer Report - March, 2022

Operational Cash	\$38,835.03
Edward Jones R	\$20,735.49
Edward Jones S	\$179,251.09
Total	\$238,821.61

Barrington Check Open Balance	\$33,302.77
Barrington Check Ending Balance	\$38,835.03

March Association Fees Collected	\$12,666.00
Cleared Debits	<\$7,133.74>

*Checks Written

Kramer Tree	\$583.00
API	\$1031.76
Chelsea	\$3785.00
Edward Jones S 4TD	\$11,355.00
Nationwide Insurance	\$159.98
Green Planet	\$1,270.00
Norton & Sons Roofing	\$305.00
Balance	<\$7133.74>

Association Dues Delinquent

As of the end of February	\$507.35
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Pre-Paid Dues

Pre-Paid Dues	\$319.89