

Chelsea Place Townhome Owner's Association – CPTOA

www.chelseacircletownhomes.com

Board Meeting Minutes

Date: May 16, 2022 Location: 0N679, Randolph Residence

Board Members in Attendance Bruce Diederich, Lisa Napolitan, Bill Riban, Mike Young
Meeting was called to order at 5:35.

Owner's Forum and Committee Reports

- Gail Hanson and Chuck Sahly, as part of the Landscaping committee, attended to follow up on "Walkaround" and review possible plans. The first focus will be to update the entrance monument sign and follow bed at the corner.
- Bruce Diederich offered to cover the expense of tuck-pointing the brick monument. Offer accepted.

Note: Mike Young voluntarily left the meeting and resigned his position effective immediately. The Board has accepted his resignation.

Approval of Minutes

A motion was made to approve the minutes of the April 5, 2022, meeting by Bill. The motion was seconded by Bruce and approved.

Treasurer's Report – April Financial Report was reviewed and approved.

Unfinished/Updated Business

- Reviewed General Membership Meeting, April 27th. Attendance was 20 residents. Held at the home of Don and Cathie Randolph, 0N679.
 - Questions and suggestions centered around gutter replacement and landscaping
 - Suggestion forms were provided
- "Walkaround" April 29th, attended by Landscaping Committee and the Board, 10 people were in attendance.
- Completed: Gutter and downspout replacement project for Bldg 1, 2, 3, 4, 10
Total cost, \$34,520
- Repair, following water main break, ground and turf repair, fence segment reattached was completed on May 16th by Village (Public Works Department).
- **Landscaping**
 - Completed: removal of tree between 674 & 678
 - Approved: Contract of \$3,402 with Bartlett Tree experts to spray trees for 2022
 - Review: Wood Fence Replacement behind Bldg #9
 - Determined: CPTOA is responsible for the fence
 - Fence removal will be planned for summer of 2022

➤ **New Business**

- Approved budget of \$1,500 for Landscape Committee to rework our Chelsea Place entrance: monument garden and corner garden
- Landscape Committee will submit a plan and budget for the work
- The expense to tuck point the brick Chelsea Place monument will be covered by a contribution from a resident
- Approved Bruce Diedrich as new President effective immediately

Adjournment: 8:00pm

Next Meetings:

- June 14th, Location 27W204, Bruce Diederich
- July – the Board will not meet this month

Respectfully Submitted,
Lisa Napolitan, Secretary

Treasurer Report May 5, 2022

Operational Cash	\$69,039.76	
Edward Jones R	\$20,735.83	
Edward Jones S	\$126,772.00	
Other Assets	\$1,558.68	
Total	\$218,106.27	

Barrington Check Open Balance	\$69,039.76	
Barrington Check Deposit	\$13,296.00	Association Fees
Ed Jones Transfer	\$34,865.00	
Cleared Debts	<\$72,147.70>	
Barrington Check Ending Balance	\$45,053.06	

May Association Fees Collected	\$13,296.00	
Cleared Debts	<\$72,147.70>	Includes auto pay

*Checks Written May

API	\$ 1,066.12	Ck:20073
Inside Out Co.	\$25,187.00	Ck: 20074 Old board debt
OD Gutters	\$13,808.00	Ck: 20075
Hollinger Services	\$1,761.00	Ck: 20076 (Ins. Broker)
Keay & Costello PC	\$85.75	Ck: 20077 (Attorney)
Drew's Lawn & Snow Service	\$5,292.50	Ck: 20078
OD Gutters	\$12,444.00	Ck: 20079
OD Gutters	\$8,613.00	Ck; 20080
Chelsea Reserves	\$3,785.00	To Edward Jones (Auto)
NWEDI (Nationwide)	\$105.33	Insurance (Auto)
Cleared total deductions	\$72,147.70	

Association Dues

Delinquent Dues	\$236.68	
Pre Paid Dues	\$967.89	