

Chelsea Place Townhome Owners Association

Minutes - Board Meeting – May 11, 2026

Time: 6:00, Location: 0N680

Attending Board Members: Lisa N: President, Bill R: V President,
Babara H: Treasurer, Mark J: Member at Large

- **Call to Order - 6:05**
- **Owner's Forum & Committees**
 - Marc H. – inquiring about gutter work
 - Dates approved for TGIF gatherings by Social Committee for:
 - June 26, July 24, August 28
- **Minutes Approved - March 23, 2026**
- **Owner Requests for Service and Requests for Approval**
 - Gail H, fence replacement approval
 - Painting/repair request:
 - Lena, garage door frame paint/wood deterioration
 - Gloria, Upper back soffit, gutter concern
 - Barb, Upper exterior woodwork will be addressed in 2027
 - 0N680 one gutter needs to be cleaned
 - Cindy, lawn request fulfilled, inquiry about red brick crosswalk replacement
- **President's Report**
 - Taxes filed for 2025:
 - Income \$12,473 No tax payable for this year
 - Over payment of \$1,565
 - State Payment Voucher, \$1,000
 - Over payment of \$565 will be applied to 2026 estimated tax
 - Tax Audit for 2025, approved
 - Davis Roofing Completed: Buildings 3 and 4
 - Final payment approve: \$61,852,
 - Walk around on May 11 with Dennis of Spectrum Painting for building 8 and other repairs.
Homeowners have been notified of a scheduled start date of May 18
- **Treasurer's Report**

• General Reserve, Ed. Jones:	\$275,850
• Special Assessment – Roofing Reserve:	\$ 52,988
• Barrington Bank:	\$ 81,012
- **Old Business**
 - Davis Roofing - waiting for start date of Building 2
- **New Business**
 - Contract approved w Davis Roofing Gutter Repairs, Total \$1,835
 - 1) 27W216 – rain gutter repair
 - 2) 0N667 - garage gutter replacement
 - 3) 0N686 – redirect gutter from patio
 - 4) 0N698 – replace damaged gutter, owner to be billed
 - 5) 0N696 – re-seal gutter miter
 - 6) All needed Furnace Caps have been replaced
- **Next Possible Meeting Dates: June 22, No July meeting, August 24th**

Respectfully submitted,
Lisa N.
President