

Approved Meeting Minutes

The annual meeting of the CHELSEA WOODS HOMEOWNER'S ASSOCIATION was held on February 23, 2017 at 7:00 p.m. at Metro Church

Board Members present: DAN BURNS (Vice President), RICK CHATTIN (Secretary), NORBERT YOUNG (Treasurer), IAN HANNAH, ERIK ANDERSON, TEDD CRAVEN, LARRY STOFF

Board Members unable to attend: BEULAH ALI-CARR (President)

The minutes of the last annual meeting were reviewed and approved.

PRESIDENT'S REPORT

The Vice President reported the following:

- Our board approved the purchase and installation of additional lighting for the small monument and island at the Vistawilla (north) entrance, and the large monument at the Seneca (south) entrance, at a total cost for materials and labor of \$4,200.
- The board continued to maintain the plants, shrubs and sprinklers at each entrance on Seneca.
- Held our annual Halloween Parade on Seneca Blvd. which was well attended. Thanks to Jennifer Hoffman for hosting the end of parade gathering at her home.
- Dave Beveridge maintains the Chelsea Woods website and has renewed our website domain for another 5 years.
- Maintain monthly costs of water and lights at each entrance plus the operation of the fountain at Vistawilla.

TREASURER'S REPORT

The Treasurer reported that as of 12/31/2016, with only 168 paid members, our association has a balance of \$14,316.38 in our checking account, which includes the amount transferred from the annuity. The Insurance is a liability policy E&O, office expense is for stamps.

A discussion of membership was held. It was stated that attendance hovers between 160 and 180 members (our goal is 200). A resident asked if we can exclude non-members from the Halloween parade. The board said there was no cost to the community for holding or attending the parade, so no need to exclude anyone.

Comments were gathered from residents, including the need to make the signs and return address on mailings more readable, to use the facebook page, and explore online payment setup.

The treasurer noted that this past year's expenses exceeded our income because we implemented the lighting upgrade project.

This year's budget: We are targeting to achieve 200 members. It was also noted that former President Charles Garone left our HOA financials in good shape.

The money market account was closed because Vanguard said balance was too low.

A Motion was made to approve budget. The motion was approved.

ARCHITECTURAL AND DEED RESTRICTIONS REPORT

We had many requests for fences, sheds and home improvements and have dealt with each request to the best of our ability. It was noted that there are RVs and boats that do not appear to be in compliance with our deed restrictions. We will look into this further.

The majority of residents look up the rules before making requests, and as a result, most requests are approved without major issues.

It was noted that some temporary car ports may have been erected in the community. We will look into this further as necessary.

NEW BUSINESS FROM THE MEMBERS

- Water quality: A resident says the City has not been meeting water quality requirements. Northern way water plant is being rebuilt. Advanced Ion system will be online later this year.
- Reclaimed water: John Holmes said very little of Tuscowilla has it available. One phase of CW has it but the rest never got it.
- A resident stated that last year, he provided a list of possible violations that he observed, but said that they are still there. The board responded that it will look into this issue. It was also noted that city will respond to any violations of city codes.
- Parking on Seneca was brought up. Norbert Young suggested we should write a letter to the city. Residents say ordinance allows road parking, but no road parking within 60 feet of a curve. There was some discussion of the lines on sides of the road. Ian suggested no overnight parking on the street.
- Welcoming committee. It was suggested the community should do something to welcome new residents.

Need Volunteers to serve on the board and on committees. Contact any board member to give your name and how you would like to help.

ADJOURNMENT