

Chelsea Woods Homeowner's Association
Annual Meeting Minutes
Thursday, February 19, 2015

Board Members Present:

President	Charles Garone
Vice President	Dan Burns
Treasurer	Norbert Young, CPA
Secretary	Rick Chattin
Architecture Review/Deed Restrictions	Jim Gantt , Sue Borst

Board Members Unable to Attend

Architecture Review/Deed Restrictions	Mike Ferrin
Technology	Jaime Lynn

Minutes from the 2013 meeting were distributed for review. Sue Borst made a motion to approve the minutes and it was seconded. The motion passed by unanimous consensus.

President's Report

- This year the board downloaded names of residents from the county website and updated our database.
- Paid memberships for 2014 stand at 125 members. We normally end up at about 200.
- Lots of good home sale activity. The two houses on Olean have new owners. The house at north end is still vacant. Kim Coburn says it could be in foreclosure and it may take a while for the bank to sell it. 674 Oneida also recently sold.

Treasurer's Report

- Norbert Young presented the budget and explained all expense items.
- Budget remains balanced. \$17,318 in the bank (checking and vanguard).
- Kim Coburn stated that potential buyers may wonder why we maintain so much in reserve. Charles Garone stated that we try to keep a balanced budget so that reserves are maintained in case they are needed. A discussion was had about the subject, specifically about the need to have funds in place in case there is an expensive repair such as a fountain/sprinkler failure or damage to one of the brick monuments.
- Alfredo Bermudez brought up concerns about having such a large reserve. The board explained the protections that are in place to assure that no one board member can have direct access to the funds.
- Curt Miericke made a motion to accept the proposed budget. It was seconded and passed by unanimous vote.

Architecture Review / Deed Restriction Report

- Jim Gantt read through the rules and pointed out where they are on the web site.
- He stressed the fence rules, reminding everyone that any fence visible from street must meet with our deed restrictions and pass architectural review by our board before being approved and constructed.
- The Otisco Way cul de sac had been overgrown. The city was called and cleared it back
- A discussion was had about whether deed restrictions are enforceable? Charles Garone says violations of deed restrictions are not enforced by the city. The community has to decide how to

enforce. The board decided it will check out which properties are in violation, and see if people will voluntarily comply after receiving a notice letter from our board. .

New business

- Charles Garone asked about new entrance lighting. Do home owners want more lighting?
Suggestions included:
 - more in median
 - some in tunnel of trees
 - more at south entrance
 - keep it the same
 - be aware of impact on electric costs
 - make neighborhood look more inviting
 - may help keep monument from getting hit.
- Discussion about sidewalks. Some have mildew and are uneven. We should call city to shave down. Mildew is homeowner's responsibility. Kim Coburn suggested to keep sidewalks safe. The board will send an email to remind people to let city know if sidewalk needs to be repaired and remind people to clean their sidewalks.
- Suggestion was made that the northern monument needs to be cleaned.
- Question from Alfredo Bermudez about why there are not more paying members. Curt Miericke says it is always hard to get the last 100.
- Question about how many homes are rentals. It was estimated at 5%.
- Question about the recycled water project. It was stopped because some people were paying more.

Board Election:

- Curt Miericke made a motion to confirm the current board for re-election plus Beulah Ali-Carr. The motion was seconded and passed unanimously.

Curt Miericke made a motion to adjourn. The motion was seconded and passed unanimously.