

CHELSEA WOODS HOMEOWNER'S ASSOCIATION
DRAFT MINUTES OF ANNUAL MEETING
February 20, 2020
The Foundry Church @ SR 434 and Vistawilla

CALL TO ORDER AND QUORUM CONFIRMATION

Erik Anderson, President, called the meeting to order at 7:12 p.m. Erik introduced the officers and board members who were present:

CURRENT OFFICERS:	PRESIDENT	ERIK ANDERSON - Present
	VICE PRESIDENT	Vacant
	SECRETARY	LARRY STOFF - Present
	TREASURER	NORBERT YOUNG - Absent
BOARD MEMBERS:		RICH BLOODWORTH - Present
		PAUL HENNIGAN - Present
		ALFREDO BERMUDEZ – Absent
		JONATHAN WILKES – Present

CALL TO ORDER AND INTRODUCTIONS

Erik Anderson called the meeting to order at 7:05 p.m. There were 30 households present and a quorum was achieved. The five above-noted board members were also present.

REVIEW OF MINUTES FROM LAST ANNUAL MEETING – FEBRUARY 21, 2019.

Erik reviewed the minutes of the February 21, 2019 annual meeting for the attendees. The attendees present approved the minutes unanimously.

JIM MATTHEWS PASSING

Erik noted that an important person to our community, Jim Matthews, had passed away. Michael Blake provided a history of Jim Matthews' contributions to our neighborhood. He will be greatly missed.

PRESIDENT'S REPORT:

Erik then provided his "President's Report" as follows:

- Jim Matthews Passing - Erik noted that Jim Matthews, an important person to our community, had passed away. Michael Blake provided a history of Jim Matthews' contributions to our neighborhood. Jim was a founding member and Past-President of the CWHO. He will be greatly missed.
- CWHO had no major capital expenditures this past year, which was a welcome break from recent past years.
- We have maintained the plants, shrubs and sprinklers at each entrance on Seneca.

- This past year, the CWHOA placed a focus on communications of our community's deed restrictions. The emphasis has been on educating the community on these restrictions and enforcement by means of explanation and effective communication. This approach has been generally well received.
- We held our annual Halloween Parade on Seneca Blvd. which was well attended. Erik thanked Vicki and Mike Ferrin for once again hosting the parade party.
- Because the CWHOA had no Halloween Parade expenses, we invested in upgrading our Christmas/Holiday decorations.
- Dave Beveridge continues to maintain our CWHOA website.
- John Holmes maintains the landscaping at both entrances into Chelsea Woods, and his contract is 1 year into its 3 year term.
- We cover the monthly costs of water and electricity at each entrance, including entrance lighting and the operation of the fountain at Vistawilla.
- The Board has continued to increase communication through emails and Facebook.
- The Board thanks Tedd Craven for his service over the past several years.

TREASURER'S REPORT:

Erik provided the "Treasure's Report" as Norbert Young, our Treasurer, was unable to attend.

As of 12/31/2019, with 174 paid members in 2019, our association had a balance of \$17,968.64 in our checking account.

Erik reviewed the Profit & Loss Statement for the 2019 calendar year and the 2020 budget, noting each line item in the budget. These documents are attached to these minutes.

CWHOA dues will remain the same in 2020 as in 2019, at \$75 per household.

ARCHITECTURAL, DEED RESTRICTIONS, AND CAPITAL IMPROVEMENTS REPORT:

Erik Anderson reported on the items below.

- The most common requests this year was for fence upgrades and roof replacements. One request for a standing seam metal roof was denied by CWHOA based on our Deed Restrictions.
- We have worked to educate our residents on various deed restriction requirements. To this end, we have continued to provide communications regarding deed restriction requirements in our newsletters, website and

Facebook page. Areas of focus have included sheds, RV's, carports, fences, and more.

- The Board has reached out to several residents with Deed Restriction issues and has generally been met with understanding, although there are a few neighbors that have resisted our approaches, and with whom we continue to work on.
- On-Street Parking continues to be an issue and open discussion item, with no clear resolution in sight.

OTHER ITEMS

The Board has continued to provide for electronic dues payments. This past year's Paypal fees were \$58. The Board has also added a Zelle payment option which does not require fees to CWHO A.

The board is looking into possible upgrades to the electrical system for the south monument due to the existing, failing infrastructure. Once the Board has established that dues renewals are satisfactory to cover anticipated costs, we will begin to solicit bids.

Two American Flags were taken from our monuments this year. We have replaced them.

Larry noted that solar panels have been installed on a few homes over the past year. We ask that residents install solar panels on the sides or rear of the roof for aesthetic reasons.

Erik noted that there are two open positions on the CWHO A Board and residents are encouraged to volunteer to serve.

SAFETY AND SECURITY

Residents are reminded to watch their speed through the neighborhood, as we have had several "near misses". We have asked WSPD to increase speed patrols of the area.

The Board reminded residents that soliciting is prohibited in Chelsea Woods. Solicitors can be reported to the WSPD using their non-emergency phone number.

NEW BUSINESS FROM THE MEMBERS

A resident brought up the issue of numerous dogs being walked and allowed to poop along the south, tree-lined entrance area. Residents are reminded to pick up after their pets.

Charles Garone noted that the THOA successfully encouraged the homeowner near the south entrance with the previously unsightly fence to replace it, as can now be seen.

PROPOSED BOARD OF DIRECTORS FOR 2020

Erik put forward the slate of officers and board members for 2019 as follows, and requested that the attendees vote on these board members.

PRESIDENT	ERIK ANDERSON
VICE PRESIDENT	
SECRETARY	LARRY STOFF
TREASURER	NORBERT YOUNG
MEMBERS:	ALFREDO BERMUDEZ
	RICH BLOODWORTH
	PAUL HENNIGAN
	JONATHAN WILKES

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

ATTACHMENTS:

1. Balance Sheet as of December 31, 2019
2. Profit and Loss Statement for 2019
3. Financial Report and Budget (2019 and 2020)
4. Minutes of 2019 Annual Meeting (February 21, 2019)