

CHELSEA WOODS HOMEOWNER'S ASSOCIATION
MINUTES OF ANNUAL MEETING
February 18, 2021
Virtual Meeting via Microsoft Teams

CALL TO ORDER AND QUORUM CONFIRMATION

CURRENT OFFICERS:	PRESIDENT	ERIK ANDERSON
	VICE-PRESIDENT	MICHAEL BLAKE
	SECRETARY	LARRY STOFF
	TREASURER	NORBERT YOUNG
BOARD MEMBERS:		RICH BLOODWORTH
		PAUL HENNIGAN
		JONATHAN WILKES

CALL TO ORDER AND INTRODUCTIONS

REVIEW OF MINUTES FROM LAST ANNUAL MEETING – FEBRUARY 20, 2020.

PRESIDENT'S REPORT:

- CWHOA 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.
- Complete replacement of the mulch
- 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. Michael Blake has rejoined the board and will be taking on ARB and Deed Restriction responsibilities moving forward.
- We held our annual Halloween Parade on Seneca Blvd. which was well attended. It was a challenge due to COVID but everyone participated safely. Thanks to Vicki and Mike Ferrin for once again hosting the parade party.
- Dave Beveridge continues to maintain our CWHOA website.
- John Holmes maintains the landscaping at both entrances into Chelsea Woods, and his contract is 2 years 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.

TREASURER'S REPORT:

As of 12/31/2020, with 176 paid members in 2020, our association had a balance of \$21,274.72 in our checking account.

Review the Profit & Loss Statement for the 2020 calendar year and the 2021 budget, noting each line item in the budget. These documents are attached to these minutes.

CWFOA dues will remain the same in 2021 as in 2020, at \$75 per household.

ARCHITECTURAL, DEED RESTRICTIONS, AND CAPITAL IMPROVEMENTS REPORT:

- The most common requests this year was for fence upgrades, solar panels, and sheds. We received a request for two front facing garages which were denied based on the 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 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.
- Our biggest issues with general upkeep come from the rental properties and two properties in a state of abandonment.
- Issues that are code enforcement issues are referred to the city.
- 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.

New this year is the google docs form to provide updated contact information and to provide a proxy. This information is stored within the HOA google account. The HOA has continued to move all electronic with only a few items not being handled digitally. This allows better collection and recall of documents.

Last year we started the process of looking into possible upgrades to the electrical system for the south monument due to the existing, failing infrastructure. This project was put on hold due to COVID and budget concerns but has proceeded this fiscal year.

This project is in progress. Many thanks to Paul Hennigan for taking on this work which will save the HOA considerable money.

Additional thanks goes to Paul Hennigan for keeping our entrance monuments clean by regularly pressure washing them.

The website needs a refresh/cleanout. This could include removing/replacing documents and a possible overhaul. We are looking for anyone who would like to be a part of this.

Michael Blake recently rejoined the board in the position of Vice President

Kurt Miericke & JB Fuentes have requested to be board members to fill the two open positions. They will introduce themselves and be voted upon at the meeting.

Alfredo Bermudez resigned his board position effective January 31, 2021

The American flags have been replaced as necessary

The Board uses Zelle for reimbursement transfers for purchases made by the Board. All Zelle reimbursements are accompanied by an email with the receipt for the purchase to the Treasurer to ensure complete transparency.

Estoppel requests carry a \$75 fee as of 01/01/2021. This information is available on the front page of our website. Please direct your realtor to this information when requesting an estoppel.

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.

Residents should refer to the WSPD rules regarding on-street parking. Parking on curves or in intersections is a ticketable offense and poses a danger to motorists.

NEW BUSINESS FROM THE MEMBERS

PROPOSED BOARD OF DIRECTORS FOR 2021

PRESIDENT	ERIK ANDERSON
VICE PRESIDENT	MICHAEL BLAKE
SECRETARY	LARRY STOFF
TREASURER	NORBERT YOUNG
MEMBERS:	RICH BLOODWORTH
	PAUL HENNIGAN
	JONATHAN WILKES
	KURT MIERICKE (Nomination)
	JB FUENTES (Nomination)

ADJOURNMENT

ATTACHMENTS:

1. Balance Sheet as of December 31, 2020
2. Profit and Loss Statement for 2020
3. Financial Report and Budget (2020 and 2021)
4. Minutes of 2020 Annual Meeting (February 20, 2020)