

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, July 13, 2022

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Candace Werder, Bob Rose, Deby Fox-Hahn, Joe Morgante, Betsy Greiner. Absent: Nick Pordan
Guest: Rebecca Wells, Unit 1054
Management Representative: Cindy Morris

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary.

C. CALL MEETING TO ORDER: Sue Dewey called the meeting to order at 6:00 pm.

D. SET THE AGENDA: Deby Fox-Hahn made a motion to set the agenda as presented, Bob Rose seconded the motion and the motion was carried.

E. REVIEW THE MINUTES: Betsy Greiner made a motion to approve the minutes from June 8, 2022. Joe Morgante seconded, all were in favor and the motion passed.

F. FINANCIAL REPORT: The June 2022 financial report was reviewed. There is \$939,800 in the bank between the operating and the reserve savings account. There were 2 homeowners with outstanding balances at months end. One was the bank error, the other just had not paid.
Deby Fox-Hahn made a motion to accept the financial report, Betsy Greiner seconded, all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

The board spoke about the rock garden that is now encroaching further onto common property behind 1554. Cindy has spoken with the owners and the rock garden will be moved back.

The Board had a lengthy discussion as they reviewed and made changes to the first draft of the revised rules and regulations. One of the main changes for next year is that the homeowners will now be responsible for all the landscaping in the front beds and garage side beds of their units, including both weeding and trimming of the bushes. This will no longer be an HOA responsibility.

H. **MAINTENANCE:**

Architectural Applications: Bob Rose discussed that there have only been architectural compliance forms for homeowners selling their units.

- Seitz contracting has started leveling and paving the bike path, then will be doing the repairs at 1151-1154. They will be also be repairing the roadway.
- National Fuel is working on Phase II of the gas project.
- Gutter and down spout cleaning will take place the week of July 11 by Richard Youngs Window and gutter cleaning.
- The Board would like Grant to take out all the Buffalo News paper boxes on the entire property.
- Sue updated the board about the new signage. Sue explained that the new number signs are going on new posts with a protector on the base, so the posts do not get ruined by the weed whackers. The old ones will be removed. The installation and cost of the signs is now \$40/sign cheaper than was quoted due to a bulk purchase.

I. **OLD/NEW BUSINESS:** Nothing to report by chairpersons of any committees.

The next board meeting will be the Annual Meeting on August 10, 2022. It will be held on the grass area next to 1401. Rain date is August 11th.

Deby Fox-Hahn made a motion to adjourn the meeting at 8:50 pm, seconded by Joe Morgante, all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager
Charlesgate Village Association