

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, October 12, 2022

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Deby Fox-Hahn, Bob Rose, Nick Pordan, Joe Morgante, Betsy Greiner. Absent: Candace Werder
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: Bob Rose made a motion to set the agenda as presented, Deby Fox-Hahn seconded the motion and the motion was carried.

E. REVIEW THE MINUTES: Nick Pordan made a motion to approve the minutes from September 14, 2022. Deby Fox-Hahn seconded, all were in favor and the motion passed.

F. FINANCIAL REPORT: The September 2022 financial report was reviewed. There is \$905,998 in the bank between the operating and the reserve savings account. There was one delinquent home owner who paid September with her October HOA Fee. Betsy Greiner made a motion to accept the financial report, Deby Fox-Hahn seconded, all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

There were 2 Architectural change applications, both for new windows. Both units 851 & 852 are getting new windows from Braymiller Builders. Both were approved as submitted.

The Board reviewed a few changes to the Rules and Regulations draft, and made a few more changes in wording only. The board accepted all the changes and Betsy Greiner made a motion to get a mock up copy of the rules printed so the board can approve them at the next meeting. Nick Pordan seconded the motion, all were in favor and the motion passed.

H. MAINTENANCE:

Sue discussed the issue with NYS banning a chemical in the stain used on the fences. Todd from Fell & Szamnia will be looking to find another stain that is close to what we were using and he will be painting the next third of the fences this fall, if possible.

Bob Rose discussed contacting Grand Jude regarding installing a drain in the parking lot between units 452-456. Water pools very badly there, and he feels we need to get some drainage work completed there. The board agreed to have Bob look into the cost of the drain.

National Fuel has completed phase II of the gas project and will be back next year to do phase III. The board had a lengthy discussion regarding the gas pipe indicators being cut down. Dan from National Fuel advised that the pipes cannot be cut down because they have electronic locators in them. Sue wants someone with authority at National Fuel to provide a letter of why they cannot be cut down.

- I. **OLD/NEW BUSINESS:** Sue Dewey thanked the entire board for all the support during her run for The Ransom Oaks Board.

The next board meeting will be held on November 9, 2022 @ 6:00 PM.

Joe Morgante made a motion to adjourn the meeting at 7:05 pm, seconded by Nick Pordan, all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager
Charlesgate Village Association