

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, April 6, 2022

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Nick Pordan, Joe Morgante & Deby Fox-Hahn,
Candace Werder & Betsy Greiner. Absent: Bob Rose
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 6:02 pm.
- D. SET THE AGENDA:** Deby Fox-Hahn made a motion to set the agenda as presented, Betsy Greiner seconded the motion and the motion was carried.
- E. REVIEW THE MINUTES:** Nick Pordan made a motion to approve the minutes from February 9, 2022, Joe Morgante seconded, all were in favor and the motion passed.
- F. FINANCIAL REPORT:** The March 2022 financial report was reviewed. There is \$806,893 in the bank between the operating and the reserve savings account. All homeowners are paid, and there were no delinquencies for February or March. Betsy Greiner made a motion to approve the financial report, Candace Werder seconded, all were in favor and the motion passed.
- G. ADMINISTRATIVE & LEGAL: N/A**
- H. MAINTENANCE:** Sue Dewey discussed that the board had agreed to have 1/3 of the fences stained before the last 4 buildings are painted. The Board wants the fences painted before homeowners set up their back yards for the season. Sue will provide both Todd and Cindy with the list of the fences to be stained in the rotation.

Joe Morgante made a motion to have two more Charlesgate Village signs made. One is to be installed at the corner of New Road and Greenwood and the second to be installed at Old Oak Post and New Road. The signs will look exactly the same as

the 3 new entrance signs, but they will only be 2'X6'. Candace Werder seconded the motion; all were in favor and the motion passed.

Joe Morgante made the motion to have the 21 directional number signs replaced with a metal, reflective signs and a wood post. The cost of the 21 new signs will be \$4,620.00 plus tax. Betsy Greiner seconded the motion; all Board members were in favor and the motion passed.

The board discussed in length the problems the community faced this past winter with the snow plowing. Several of the board felt that RPM did not do a good job of both plowing and shoveling the walks. Joe and other board members were not happy that the plows did not clean out parking spaces if a car was parked next to the empty space, as they had done in years passed. Sue talked to Lino, the owner of RPM, at length. The Board agreed that the homeowners need to be educated to move their vehicles the next day to an empty spot so their spot can be plowed. The Board agreed to send out "Plowing Protocols" to owners in the fall. The new protocol will produce better communication with residents in a major snow event. Sue also informed Lino that they need either a bobcat or smaller plow to plow the parking spaces next year, and Lino agreed to purchase one. Lino discussed that we should bring in a high lift much sooner next year to prevent some of the problems we had this year.

Sue suggested putting together a new landscaping committee. Joe Morgante, Deby Fox-Hahn and Sue all agreed to be on the committee. This committee will communicate with Lino on any landscaping issues that come up on the property.

Candace Werder made a motion to end weeding of beds-fronts and garage side beds starting in the spring of 2023. Weeding will be homeowner responsibility. Nick Pordan seconded the motion, the motion passed unanimously.

The board will conduct a walk around of the property between the end of may and June 15. The infractions will be compiled into an Excel Spread Sheet by Cindy, then reviewed by the board and violation letters will be sent out.

Seitz Blacktop is being hired to replace part of the bike path, repair pot holes, repair the roadway where it is failing and repairs areas that pond water.

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

The next board meeting will be May 11, 2022 being held at The Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:08 pm, seconded by Joe Morgante, all were in favor and the motion passed.

Respectfully Submitted,

Cindy Morris
Association Manager
Charlesgate Village Association