

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

**--MINUTES--**

- A. PRESENT:**  
Board Members: Sue Dewey, Bob Rose, Nick Pordan, Joe Morgante & Deby Fox-Hahn. Management Representative: Cindy Morris  
Absent: Candace Werder & Betsy Greiner
- B. ROLL CALL and/or DESIGNATION OF QUORUM:** Quorum Present – no roll call necessary.
- C. CALL TO ORDER:** President Sue Dewey called the meeting to order at 6:00 PM
- D. SET THE AGENDA:** Deby Fox-Hahn made a motion to approve the agenda with a few changes, seconded by Nick Pordan, all in favor and the motion passed.
- E. REVIEW THE MINUTES:** Joe Morgante made a motion to approve the minutes from December 8, 2021, Nick Pordan seconded, all were in favor and the motion passed.
- F. FINANCIAL REPORT:** The November financial report was reviewed. There is \$782,000 in the bank between the operating and the reserve savings account. All homeowners are paid, and the only delinquencies were the foreclosure unit 1304 and unit 104 where the homeowner passed away. The foreclosure unit 1304 was sold on Monday January 10, 2022 and it appears that all past due HOA fees and legal fee owed to the HOA will be paid after the Unit closes at the beginning of February 2022.

Sue Dewey brought up the process for doing the next fiscal year budget which goes into effect May 1, 2022. The board has agreed to have Cindy do the budget, then be reviewed at the Board meeting being Held February 9. The board discussed the projects they would like completed in the next budget and those projects are: Painting 1/3 of the fences, taking down more trees and trimming trees in the back of the units (partially paid through operating), re doing the part of the walking path that starts on Greenwood Drive and goes half way around the pond and look into new lights throughout the community. The work is all being funded through the reserves as per board discussion.

Deby Fox-Hahn made a motion to approve the financial report, Nick Pordan seconded, all were in favor and the motion passed.

G. **ADMINISTRATIVE & LEGAL:** Nothing to report at this time.

H. **MAINTENANCE:**

Deby Fox-Hahn reported on the light committee's progress. Sue Dewey explained that the dawn to dusk light bulbs were installed in the 400, 500 & 600 units. Bob Rose suggested hiring Apparent Choice Electric to check on the light at 1003, 557, 558, 504, 404, 651 & 554. Those are the list of lights that are not working.

Sue discussed that the 2 poles lights next to 1008 and in front of 1005 had been repaired by Apparent Choice Electric.

Sue informed the board the gutter cleaning was conducted on December 31, 2021 by Richard Young's.

Sue discussed the issue with sewage backing up into units 1201 1202 and 1203. The association hired Grand Jude Plumbing to come and camera the area to make sure the issue was not the main sewer being plugged or a tree root problem. The issues in all 3 units were not issues that the association was responsible for repairing.

The board discussed the salting of the roadways. The Board decided to leave the salting decision up to the Lino, the owner of RPM Landscaping & Plowing Services.

I. **OLD/NEW BUSINESS:** The board discussed the issue with the dogs at unit 1002 Charlesgate. The board decided if the dog fesses not picked up and another complaint comes in, that the unit owner will get fined \$50.

**The next board meeting will be February 9, 2022 being held at The Greenwood Club House.**

Joe Morgante made a motion to adjourn the meeting at 6:50 pm, seconded by Nick Pordan, all were in favor and the motion passed.

Respectfully Submitted,

Cindy Morris  
Association Manager  
Charlesgate Village Association