

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, May 11, 2022

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Nick Pordan, Bob Rose & Deby Fox-Hahn, Candace Werder & Betsy Greiner. Absent: Joe Morgante
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 6:04 pm.
- D. SET THE AGENDA:** Bob Rose made a motion to set the agenda as presented, Nick Pordan seconded the motion and the motion was carried.
- E. REVIEW THE MINUTES:** Betsy Greiner made a motion to approve the minutes from April 6, 2022, Candace Werder seconded, all were in favor and the motion passed.
- F. FINANCIAL REPORT:** The April 2022 financial report was reviewed. There is \$898,600 in the bank between the operating and the reserve savings account. All homeowners are paid, and there were no delinquencies for April. Cindy discussed that in April 2021 there was 675,000 in the bank and that our reserves had increased from 2021 to 2022 by almost \$225,000. Nick Pordan made a motion to approve the financial report, Betsy Greiner seconded, all were in favor and the motion passed.
- G. ADMINISTRATIVE & LEGAL:**
The board discussed the Architectural Compliance form that gets filled out before each unit closes. Bob Rose, Sue Dewey and Nick Pordan all did the form for the upcoming closing of unit 1251. The Charlesgate attorney advised to write on the form exactly what can be seen on the outside. Ron Shubert would then review and submit to the seller's attorney.

Sue Dewey updated the board on the 2 new signs for new road and the number directional signs. Rosewood signs just received the product in to make the signs, so hopefully all signs will be completed within 6 weeks.

902 asked about a metal roof gazebo. The board approved it as long as it is not attached to the fence or the home.

The board discussed the new metal railings on unit 906. The board likes the look of the new modern railings and will approve other homeowners to make the change.

- H. **MAINTENANCE:** Sue discussed meeting with Paul from Bob's Tree Service to walk around the back and sides and pick the trees that need to be removed that are sitting directly over the sewer lines, on gutters or are dying. Cindy will set up a meeting with Paul so that the board can walk with him and designate the trees to be removed.

Cindy handed out the "walk around" sheets to everyone. The sheets need to be returned to Cindy at the next board meeting that will be held on June 8.

Sue Dewey, Bob Rose, Nick Pordan and Cindy Morris met with Larry from Seitz paving. Larry will provide Sue with an estimate of work that needs to be done on the parking lots and the bike/walking path.

Bob Rose will contact Frank at Grand Jude regarding the standing water issues in the lot near unit 351 and the first entrance off Greenwood Drive. Bob Rose suggested connecting to the clean out in the lawn at 351 to drain the water off the roadway.

Sue spoke about gas company Phase II project and how it effects the cable lines on the property. Sue, Cindy and Nick will meet with Zima to discuss issues.

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

The next board meeting will be June 8, 2022 being held at The Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:10 pm, seconded by Sue Dewey, all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager
Charlesgate Village Association