

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, December 8, 2021

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Bob Rose, Betsy Greiner, Nick Pordan, Candace Werder & Deby Fox-Hahn. Management Representative: Cindy Morris
- 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:** Bob Rose made a motion to approve the minutes from November 17, 2021, Nick Pordan seconded, all were in favor and the motion passed.
- F. FINANCIAL REPORT:** The November financial report was reviewed. There is \$ 765,000 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 752 (behind one month). Cindy reviewed the budget variance report with the board.
- Sue Dewey informed the board that the Reserve Study report was issued and that a few board members will need to look at it and review it. The study will be discussed further at the January Board meeting.
- 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:** Sue Dewey reported that Caileen McNally officially resigned from the board effective December 1, 2021. The Board interviewed Joe Morgante. Bob Rose nominated Joe to be appointed to the vacant position. Nick Pordan seconded the motion. The Board voted unanimously to have Joe join the board in the position vacated by Caileen McNally. Joe's new board position is a three-year term.
- Bob Rose nominated Deby Fox-Hahn to take the secretary position on the board, Nick Pordan seconded, all were in favor and the motion passed.

H. MAINTENANCE:

Deby Fox-Hahn reported on the light committee's progress. Deby discussed the 30 garage lights in the 400, 500 and 600 buildings do not have sensors on them, and the ensuing cul-de-sacs are very dark at night. The board discussed purchasing dusk to dawn bulbs for this area. The board is concerned because the darkness in these areas is hazardous, especially when there is snow and ice. The board will discuss a more permanent fix at the next board meeting.

Sue discussed that there are 2 pole lights on the property that are not working. One is next to unit 1008 and the second light is in front on 1007. Deltex electric was there to locate the issue and they feel there is a line broken underground. Cindy will either have Zacher Electric or Apparent Choice out to the property to try and locate the break in the line.

Bob made a motion to accept the new Tru Green weed & feed contract for the next year. Nick seconded, all were in favor and the motion passed.

I. OLD/NEW BUSINESS: The board discussed having Cindy send a letter to unit 302 to have the UTV vehicle removed from the parking lot because it is against the rules that govern the association.

Betsy gave an updated from the rules and regulations committee meeting.

The next board meeting will be January 12, 2022 being held at The Greenwood Club House.

Joe 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