

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, February 9, 2022

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Bob Rose, Nick Pordan, Joe Morgante & Deby Fox-Hahn, Candace Werder & Betsy Greiner.
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 6:08 pm.
- D. SET THE AGENDA:** Deby Fox-Hahn made a motion to set the agenda as presented, Betsy Greiner seconds the motion and the motion was carried.
- E. REVIEW THE MINUTES:** Debbie Fox-Hahn made a motion to approve the minutes from January 12, 2022, Candace Werder seconded, all were in favor and the motion passed.
- F. FINANCIAL REPORT:** The January 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 the only delinquencies was the foreclosed unit 1304. Bob Rose made a motion to approve the financial report, Nick Pordan seconded, all were in favor and the motion passed.
The next fiscal year budget was discussed in length. There were major discussions on work to be performed in 2022. The board agreed to repave the bike path and fix certain black top areas that need milling, cut trees and trim trees in the back and sides of units, finish painting the siding that was not finished in 2021, power wash and stain 1/3 of the fences. Most of the projects will come out of the reserves, with some coming out of the operating account.
There was a major discussion regarding lowering the Monthly maintenance fees seeing we have saved monies on insurance and all delinquencies has been collected and now all maintenance fees from almost all home owners are being collected very month. Betsy Greiner made a motion to reduce the fee from \$295/month to \$285/month. Joe Morgante seconded, 4 were in favor, 2 were not and one board member left early. The new budget was passed with a \$10/month decrease in the monthly assessment.

- G. ADMINISTRATIVE & LEGAL:** The Rules & Regulations committee is moving along and making good progress. The lighting committee will meet again in the spring. First issue will be getting the lights fixed in the 400, 500 & 600's. The garage lights have been replaced with dusk to dawn bulbs. Not all are working.
- H. MAINTENANCE:** The board held a discussion regarding the garbage pick up and when home owners are putting out their garbage. Garbage cannot be out to the road until 6PM the night before, garbage must be in cans with lids on them. This will not be tolerated going forward and the board will start fining people who violate the garbage rules.
Deby Fox-Hahn made a motion to hire RPM to high lift and move snow on the property. Betsy Greiner seconded the motion; all were in favor and the motion passed.
- I. OLD/NEW BUSINESS:** The board discussed the issued regarding the assessment and management of ROCC. Bob Rose will be the representative representing Charlesgate.

The next board meeting will be April 6, 2022 being held at The Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 8:22 pm, seconded by Betsy Greiner, all were in favor and the motion passed.

Respectfully Submitted,

Cindy Morris
Association Manager
Charlesgate Village Association