

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, May 10, 2022

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Bob Rose, Nick Pordan, Joe Morgante, Deby Fox-Hahn, Candace Werder (left early), 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 6:00 pm.
- D. SET THE AGENDA:** Joe Morgante made a motion to set the agenda as presented, Deby Fox-Hahn seconded the motion; all were in favor.
- E. REVIEW THE MINUTES:** Deby Fox-Hahn made a motion to approve the minutes from April 12, 2023, Nick Pordan seconded; all were in favor.
- F. FINANCIAL REPORT:**
The April 2023 financial reports were reviewed. There is \$1,062,898 between the checking, savings and the CD accounts.
The board discussed moving \$250,000 out of the M&T Savings that is earning .02% and moving it into a CD. Betsy Greiner will check CD rates and then the board will decide where to open an account.
Cindy discussed the delinquencies. Unit 601 will pay once the estate has been set up.
Betsy Greiner made a motion to accept the Financial report, Joe Morgante seconded, all were in favor.
- G. ADMINISTRATIVE & LEGAL:** The Annual meeting will be August 9, 2023 to be held at the Greenwood Clubhouse at 7:00. The monthly board meeting will be held before at 5:30 pm.
Unit 102 submitted an architectural change form for a new sliding glass door and unit 803 for a new cement patio.

The board spoke about vehicles that are not registered in the lot and commercial vehicles with ladders on them. Both are not allowed, and emails and letters will be sent to units involved.

H. MAINTENANCE:

- The Board held a discussion regarding estimates on roof replacement.
- Hohmann Roofing will give us an estimate in the Fall as to future replacement so the Board can budget accordingly. Roof replacement is not expected to be done until the 2030's.
- Cindy discussed that Grace Property Services will be on the property by the end of May to pull out the stumps, soil and seed all places where trees were taken down. Grace Property will come in after Seitz Paving is finished replacing 15 front walkways that are tripping hazards due to tree roots or age.
- Bob Rose will contact Grand Jude to get a quote to add three more drains in the roadway where water is not draining properly.
- Bob Rose discussed that TruGreen missed areas on the first fertilization and that the property should be completed again at no cost to Charlesgate.
- Seitz paving met with Sue to go over all the walkways that need new paving. The paving should be completed along with the new drains before any soil and seeding is completed.
- National Fuel Gas will be starting Phase 3 of gas line replacements. Premier Underground will be contacted to mark underground lines to individual units.

I. OLD/NEW BUSINESS: N/A

The next board meeting will be June 14, 2023 being held at The Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:27 pm, seconded by Deby Fox-Hahn, all were in favor and the motion passed.

Respectfully Submitted,

Cindy Morris
Association Manager
Charlesgate Village Association