

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, October 11, 2023

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Deby Fox-Hahn, Mark Bartholomew, Jessica Murphy and Bob Rose Absent: Nick Pordan
Management Representative: Cindy Morris

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary.

D. SET THE AGENDA: Deby Fox-Hahn made a motion to set the agenda as amended, Joe Morgante seconded the motion; all were in favor.

E. REVIEW THE MINUTES: Bob Rose made a motion to approve the minutes from September 13, 2023, Mark Bartholomew seconded; all were in favor.

F. FINANCIAL REPORT:

- The August 2023 financial reports were reviewed. There is \$12,199.88 in the Operating account and \$1,101,994.68 in the Reserve account for a total of \$1,114,194.54.
- Sue explained that the monthly reserve deposit of \$22,000.00 will automatically come out of our operating account on the 15th of each month and will be put into a Money Market account bearing interest. The Financial Report going forward will list the balances on the CD's with Wells Fargo, JP Morgan Chase & Morgan Stanley and the Money Market accounts.
- Cindy discussed the delinquencies.

Joe Morgante made a motion to accept the financial report, Mark Bartholomew seconded; all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

Deby Fox-Hahn made a motion to hire RPM to remove the black garbage bags and landscape bricks from behind unit 1002. They will be placed on the owner's back patio. The board would also like RPM to ready the area for grass seed. Charges for this work will be assessed to the home owner's account. Cindy explained that the owner has been sent many notices, both email and text, requesting the work to be

completed. Bob Rose seconded the motion; all were in favor and the motion passed.

The Board gave Sue permission to buy mums and grasses to be planted by RPM in the 6 landscape beds located on the property. Beds are to be weeded, trimmed and edged as well.

H. MAINTENANCE:

- The board discussed the problem with home owners not shutting their garage doors at night.
- Sue explained that the path that is located behind units – 1051-1056 is being removed. It is being replaced with grass. The gas company has agreed to remove the asphalt and plant grass as part of their restoration of the grounds.
- Fell & Szmania has completed this year's staining of 1/3 of the fences.
- Sue discussed that next year the remainder of the bike/walking path will have to be replaced along with seal coating the part of Charlesgate where the gas meters have already been replaced.

OLD/NEW BUSINESS:

Joe will set up a date for the Financial Committee to meet in November.

The next board meeting will be November 15, 2023 at 6:00 at the Greenwood Club House.

Deby Fox-Hahn made a motion to adjourn the meeting at 7:17 pm, seconded by Jessica Murphy; all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association