

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday December 11, 2024

--MINUTES--

A. PRESENT:

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

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary. The meeting started at 6:29 PM.

C. SET THE AGENDA: Deby Fox-Hahn made a motion to set the agenda as amended. Nick Pordan seconded the motion; all were in favor.

D. REVIEW THE MINUTES: Mark Bartholomew made a motion to accept the minutes from November 13, 2024. Nick Pordan seconded; all were in favor.

E. FINANCIAL REPORT:

- The November 30, 2024, financial reports were reviewed. There was \$83,762.00 in the Operating account and approximately \$1,179,902 in the Reserve account for a total of \$1,263,665.
- Cindy discussed the delinquencies.
- Joe Morgante discussed our CDs and investments and Joe stated we are right on the projections for monies needed in the future.
- Bob Rose made a motion to accept the financial report. Nick Pordan seconded; all were in favor.

F. ADMINISTRATIVE & LEGAL:

- Mark Bartholomew spoke about Units 853 new windows and new sliding glass doors for 654.
- Jessica Murphy spoke about the Texas Supreme Court having put the BOI filing on pause for now, so need to file the FinCen. Jessica stated it has been filed, but at this point not required by the law.

G. MAINTENANCE & GROUNDS:

- The board discussed the salting policy and stated they just do not want excess salt used on the property.
- Cindy advised that one bid has come in from Thomann Paving for the 2025 milling project.

H. OLD/NEW BUSINESS:

The next board meeting will be Wednesday, January 8, 2025, at The Greenwood Club House.

Jessica Murphy made a motion to adjourn the meeting at 6:50 pm, seconded by Nick Pordan; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association