

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday October 9, 2024

--MINUTES--

A. PRESENT:

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

Management Representative: Cindy Morris and Brandon Pawlik

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary. The meeting started at 6:02 PM.

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

E. REVIEW THE MINUTES: Jessica Murphy made the motion to accept the minutes from September 11, 2024, Deby Fox-Hahn seconded; all were in favor.

F. FINANCIAL REPORT:

- The August 2024 financial reports were reviewed. There was \$100,352.61 in the Operating account and approximately \$1,285,903 in the Reserve account for a total of \$1,386,256.
- Cindy discussed the delinquencies.
- Sue Dewey discussed our CDs and that another 150,000 was transferred to the Operating account on October 1, 2024, to cover the cost of the new parking lot. Sue and Joe will speak to Gino about investing in 2 more CDs at \$250,000. Each.
- Bob Rose asked about the tax the association is paying on the interest on the CD's. Jessica stated that according to Federal stature 528-26 of the US code for the IRS, tax is due on the interest income received from investing the monies into a CD.
- Nick Pordan made a motion to accept the financial report, Deby Fox-Hahn seconded; all were in favor.

G. ADMINISTRATIVE & LEGAL:

- Mark Bartholomew spoke about three applications that were submitted. One was unit 1001, an application to install a new patio.

- Sue Dewey spoke about the Transparency Act that goes into effect as of January 1, 2025, for all small companies and HOA's that gross under 1,000,000. Sue explained that CAI is fighting the transparency act where is related to HOA's. Sue suggested joining Cai. Bob Rose made a motion to have Charlesgate Village Association join CAI, Joe Morgante seconded, all were in favor and the motion passed.

H. MAINTENANCE & GROUNDS:

- Mark Bartholomew will get additional globes for the garage lights.
- The Board discussed the fences. Mark & Brandon inspected all fences and made a list of repairs, staining and wood replacements. Bob Rose discussed that any repairs to the privacy fence portion and the gate are the homeowner's responsibility. Grant Ledyard has been hired to repair the fences and posts prior to the staining this fall.
- The Board discussed the parking space repairs that need to be completed at 1051, 954 & 953. Larry Engasser, from Seitz Paving, will meet with Bob and discuss ways to give walkway access to unit 954. Bob made a motion to further investigate and complete the necessary work in the Spring of 2025, Jessica seconded, all were in favor and the motion passed.
- Deby Fox-Hahn made a motion to terminate the Tru Green Weed & Feed contract and to switch to Turf-Tenders for the 2025 season. Joe Morgante seconded the motion, all were in favor and the motion passed.
- The Board discussed the major issue with the new paving job is the drainage in 3-4 areas. Cindy will contact Eric, the owner of Baughman's and work with him to fix the areas that are not draining. The punch list of minor areas of concern was completed and all that remains is the few drainage issues. A majority of Board members were not happy with the job Baughman's did. Joe Morgante suggested to get a committee together research this problem. The Paving Committee will be headed by Mark Bartholomew, with Joe Morgante, Jessica Murphy. Sue Dewey will act as an ex-officio Board member.

I. OLD/NEW BUSINESS:

The next board meeting will be Wednesday, November 13, 2024, at the Greenwood Clubhouse at 6:00PM.

Nick Pordan made a motion to adjourn the meeting at 7:38 pm, seconded by Bob Rose; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association