

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday March 12, 2025

--MINUTES--

A. PRESENT:

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

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary. The meeting started at 5:58 PM.

C. SET THE AGENDA: Mark Bartholomew made a motion to set the agenda as amended. Nick Pordan seconded the motion; all were in favor.

D. REVIEW THE MINUTES: Jessica Murphy made the motion to accept the minutes from January 8, 2025. Nick Pordan seconded; all were in favor.

E. FINANCIAL REPORT:

- The February 28, 2025, financial reports were reviewed. There is \$83,089.00 in the Operating account and approximately \$1,245,903 in the Reserve account for a total of \$1,328,992.
- Cindy discussed the delinquencies. Only one homeowner is delinquent for \$307.00.
- Joe Morgante discussed our CDs and investments. He reported we have 2 CD'S maturing at this time. He will discuss reinvesting with our financial advisor.
- Bob Rose made a motion to accept the financial report. Nick Pordan seconded; all were in favor.
- The board reviewed the proposed budget for the next fiscal year starting May 1, 2025. After a lengthy discussion, Jessica Murphy made a motion to accept the adjusted budget. Sue Dewey seconded. The motion passed with a 4 to 2 vote. Due to increased costs of insurance and utilities, the reflected budget calls for an increase in the HOA dues, from \$295/month to \$305/month.

F. ADMINISTRATIVE & LEGAL:

- Mark Bartholomew reported that two new doors were approved. One at 654 and the second at 1401.

G. MAINTENANCE & GROUNDS:

- Joe discussed the Asphalt & Milling committee's progress. Three companies submitted bids. Each company will be asked to survey the property with Committee members and provide references. The Committee will give their recommendation to the Board for approval.
- Baughman's Magic Seal has been contracted to seal the west side of the property. Jessica suggested getting a bid from them to also seal the bike path at the same time. Cindy will contact the owner to get an updated quote including the bike path.
- Cindy and Sue will meet with Seitz Paving to evaluate entrance walkways that need replacing due to safety issues. They will also discuss ways to relieve parking issues at two specified areas.

H. OLD/NEW BUSINESS:

The next board meeting will be Wednesday, April 9, at 6pm, at the Cindy's Home.

Bob Rose made a motion to adjourn the meeting at 7:58 pm, seconded by Nick Pordan; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association