

Chatham Village Homeowners Association

Board of Directors Meeting Minutes

Monday, August 12, 2019

Board Members Present: Caroline Dreyfus, President
Bob Hawkins, Secretary
Janice Rucks, Treasurer
Anita Poppenheimer
Jim Giovanetti
Kaye Smith

Board Members Absent:

Non-Board Members: Kristen Deroche and Kerry Satterfield, Faith Mgmt.

- I. Call meeting to order-the meeting was called to order by Caroline at 6:02 p.m.
- II. Establish quorum- established.
- III. Approval of Minutes from July 8, 2019- a motion to approve the Minutes as written was made by Janice and seconded by Anita. Motion carried.
- IV. Old Business
 - a. Property update-all common area handrails have been repainted and handicap spaces have been started and should be through at the end of this week. All covered parking areas have been pressure washed except for one. Jerry is painting fascia and replacing 3rd story building lights.
 - b. St. Frances shrubs and property trees- Kristen will check on getting trees from Dabneys to plant at hospital and then remove the tree.
- V. New Business
 - a. Bids for roofs, fascia and gutters- reviewed by the BOD.

| | OPTION 1 | Option 2 | Option 3 |
|---------------------|--------------------|-------------------|----------------------|
| | Fascia wood | Fascia PVC | Fascia Hardie |
| CI | \$280,264.00 | \$294,533.00 | \$302,987.00 |
| RSI | \$274,938.61 | \$284,589.44 | \$278,084.61 |
| Chuck Dalton | \$308,400.00 | \$323,380.00 | \$323,380.00 |

- b. Pool furniture- the BOD authorized the purchase of tables and chairs. The pool will be closed in early October.
- c. Capital Plan- the revision is still being worked on.
- d. Financials- reviewed by the BOD
- e. 3% increase- Caroline asked for the members to consider this annually. Also revisited the Covenants on the assessment proportions.

VI. Open Forum

- Website update- Alan Rosenberg is updating the site with the Minutes sent by management.
- Ann Barnes – submitted pictures of her balcony and some leaking fascia. Kristen will get cost associated with repair.

VII. Adjournment – meeting adjourned at 7:15 p.m.