

# Chatham Village Homeowners Association

## Board of Directors Meeting Minutes

Monday, July 8, 2019

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

**Board Members Absent:** Kaye Smith

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

- I. Call meeting to order- the meeting was called to order at 6 p.m. by Caroline Dreyfus.
- II. Establish quorum- established
- III. Approval of Minutes from June 10, 2019- a motion to approve the Minutes as amended was made Janice and seconded by Jim. Motion carried.
- IV. Old Business  
In 2011 our total assets were \$56k today our total assets are \$216k.
- V. New Business
  - a. Capital Plan- revision was discussed. Bids are being taken on several projects that will need to be completed in the near future.
  - b. Financials- reviewed by the BOD.  
Cash balances for **June 2019** is as follows:

Operating Account (Paragon)	\$ 937.01
Reserve Account (Paragon)	\$109,574.52
Special Assessment Account (Paragon)	\$ 3,638.34
Petty Cash	<u>\$ 250.00</u>
<b>Total balance</b>	<b>\$114,399.87</b>

The Board discussed raising the carport fee to \$30 a month instead of \$20. Janice made a motion to raise the parking fee to \$30 beginning January 1, 2020. Jim seconded. Motion carried. These funds will be used for maintaining the covered parking structures. The Board likes the idea of raising the fees 3% every year. The delinquent accounts were reviewed.

## VI. Open Forum

We need a golf cart or some sort or sort of razor. Management will be looking for one.

St. Frances shrubs- David, Anita and Sue went and looked at them.

Ally Pierce submitted a list questions but did not attend the meeting. These questions have been answered multiple times for Ally.

Question-Why aren't we allowed to see the capital plan? Answer-The plan is being revised.

Question-What is the capital plan? Answer-It is being revised.

Question-Why was \$40,000 spent on unnecessary retaining walls when there is rotted fascia throughout the entire property, 12 building's roofs need to be replaced (per Faith Management) and holes in roofs?

Answer- Caroline Dreyfus answered this question. There are no holes in roofs and no roofs leaking. In 2017 we were assessed. Part of that assessment went to purchasing the condo being used for the office and clubhouse. The parking lot proposals were presented at the annual meeting. We only spent \$17k for the parking line item. The community voted to spend \$41k on cameras, which affected our roof budget. The remaining budget money we had for the retaining walls, many of which were rotted creating muddy sidewalks, others were bug infested, and in danger of falling. The retaining wall replacement was a necessary project.

How do we hire a new property management company? Caroline explained that we were at the brink of bankruptcy with \$56k when Faith Mgmt. came and now has assets of over \$200k.

Question- Why are we paying workers Comp? If it's because Jerry is a staff member? If so, have you considered hiring Jerry as an independent contractor and not as an employee.

Answer-It is customary for a property of this size, 265 units, to have one to two on-staff maintenance personnel. We sub very little routine maintenance out and are able to save money as a result of having a maintenance man. Having control over this position is the most important factor as it is not uncommon to have emergencies requiring immediate assistance. For example, there are sometimes gate issues requiring Jerry to come out after hours or on the weekends or there is water related emergencies. We must have the ability to tell this person when to be at work, when they are on call, and what their responsibilities entail. Jerry is an employee under federal law and is a huge asset to this community.

**The HOA members present at the regular Board meeting said they fully support the Board, Management and the decisions that have been made at Chatham Village.**

**VII.** Adjournment – the meeting was adjourned at 7:21 p.m.