



Chateau Mont Condominiums Unit Owners Association

HALL ASSOCIATES, INC. MANAGING AGENT (540) 982-0011

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Chrissy Greene/V. P. of Association Management – cgreene@hallassociatesinc.com

MINUTES BOARD OF DIRECTORS MEETING

July 17, 2024

South County Library

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cheryl Borek Bob Kaplan Lori Baker	President Vice President Secretary/Treasurer	2026* 2024 2025
		*appointed to serve until next annual meeting	
Board Members Absent:	None		
Others Present:	Chrissy Greene Ed Hall Gregg and Donna Hardee Debbie Kaplan Bob Powers Robyn Sieg Linda Vance	V.P. of Association Management Unit Owner Unit Owners Unit Owner Unit Owner Unit Owner Unit Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all Board Members in attendance at the South County Library. The meeting was called to order at 10:3 AM.

II. RESTATEMENT FOR RECORD

A motion was made (Kaplan) and seconded (Baker) to restate for record the acceptance of the resignation of board member, Bob Powers, and appointment of board member, Cheryl Borek. Motion passed unanimously.

A motion was made (Kaplan) and seconded (Baker) to restate for record the appointment of Cheryl Borek as President of the Board. Motion passed unanimously.

Mr. Powers' resignation was acceptance with great reluctance, but with great understanding.

III. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Kaplan) and seconded (Baker) to waive the reading of the April 17, 2024 board meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

The financials through June 2024 were reviewed.

Account balances as of 06/30/24 are:

Operating	\$ 25,079.39
Operating Reserve	\$ 33,782.83
Capital Reserve	<u>\$190,871.37</u>
Total Combined Assets:	\$249,733.59

Treasurer Kaplan reported that the special assessment pertaining to the insurance, there is a slight variance between the funds that have been received. The siding project is complete, pending receipt of the final invoice. Two mistakes in minutes

President Powers stated that the contractor is estimated to start the first part of May. They plan to do the final one small window side and a triangle window side. The rest of the siding is up on the roof and is just dormers without windows. The areas above the two open porches, one in front and the other in the rear of the building, will be added on to the work to be completed this year. The total estimated cost for this final phase of the project is \$80,000. Weather permitting, the association is hopeful that the project will be completed within 2-3 months.

The reserve study identified that the roof would likely need to be replaced within the next 2-3 years. The insurance inspector actually said they felt the building was very well built. The reserve study contributions and components were discussed. The Board feels there are some components in the study that are just completely speculated, so it is to be used as a budgeting tool, without using it as a specific plan by which to follow.

Discussion ensued regarding the aesthetic value of the property. Nancy Warren stated that the original condition of the property included maintaining the grounds in pristine condition, there was an onsite maintenance person, a concierge who would assist with personal projects, such as taking shoes in for repair. Gregg Hardee stated that he felt there were some of those issues that were not producing a return on value, so the association is in a better position with several of those items no longer being offered. Cheryl Borek requested that a Building Maintenance Committee be appointed to make note of issues that require attention, so they can be shared with the Board, and the community, for consideration.

V. BUSINESS

Exterior Maintenance/Leaks – please refer to the discussion under the financial discussion.

Garage Leaks – no change.

Garage Lighting – no change.

Elevator Interior Refurbishment – this was addressed during the financial discussion.

Front Walkways – this remains tabled.

Insurance – this was discussed earlier in the meeting. An owner indicated she has an agent investigating other potential options, which will be presented to the Board.

VI. OWNERS FORUM

Any owner can attend the meeting to observe. They may also speak on any subject to the Board during the 15-minute owner's forum. Items noted in the forum will be taken under consideration for a future agenda. Unit owners wishing to have a subject added to the current agenda must submit the information in writing to Management at least 10 days in advance so that the Board has an opportunity to research the issue before rendering an opinion or decision. Owners wishing to attend the meeting should check with Management prior to the meeting in case the time or location has been changed.

Owner Gregg Hardee asked that the website be updated to reflect all governing documents. Management stated that the documents online are the most recent documents. The issue will be referred to the association's attorney for review.

Owners present reminded residents that no work is to be performed on the weekend.

VII. EXECUTIVE SESSION

There was no need for an Executive Session.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next Board meeting will be held on Wednesday July 17th at 10:30 AM at the South County Library.

IX. ADJOURNMENT

The meeting was adjourned at 12:01 PM.