

# Chambertin Townhouse Homeowners Association, Inc.

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## Meeting Minutes

December 14, 2011

The annual meeting of the homeowners of the Chambertin Townhouse Association was held on Wednesday, December 14, 2011 at 4 p.m. in Unit 13.

The meeting was called to order at 4:10 p.m.

1. Roll Call/Proof of Notice. Notice was sent pursuant to the Bylaws on December 1, 2011 to all owners of record.

Unit	Owner	Roll Call
05	Michelle and Christopher McKenna	Proxy to T Bossow
06	Gegertha & Nelson Mozia	Absent
07	Kevin Walsh	Present
08	David P. Sargent, Jr.	Present
09	Susanne Chu	Present
10	John and Joel Kosowski	Present
11	William I. Fleischer	Present
12	Gary Bossow	Proxy to T Bossow
13	Ann Rose Madison	Present
14	John W. Graham	Proxy to Kosowski
15	Patrick Fitzgerald	Present
16	Erin and Joel Green	Present

2. Approval of Minutes. Upon motion duly made and seconded, the minutes of the November 10, 2010 meeting were unanimously approved.
3. Financial Review.
  - a. The financial statements as of 11/30/2011 were reviewed and questions answered.
  - b. The 2012 budget as approved by the Board was reviewed and presented to the owners for ratification. The budget calls for an increase in the quarterly assessment to \$1600 per quarter. Upon motion duly made by Joel Kosowski and seconded by Kevin Walsh, the budget was ratified by a majority vote of 8 in favor, 2 opposed.
  - c. The reserve study is posted online and a schedule proposing major capital improvements over the next 5 years, based on the study, was discussed. The homeowners thanked the Board and management for having the reserve analysis done as it quantifies the issues that need to be addressed. The consensus was that replacing the decks/railings and asphalt overlay are the top priority. Upon motion duly made by Joel Kosowski and seconded by Kevin Walsh, a special assessment in

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the amount of \$5,000 per year for the next three years was approved by a majority vote of 7 in favor, 3 opposed. Management and the Board will work with the accountants to determine the timing and due dates of the special assessment.

4. Election of Directors. Ann Madison's seat expired last year, but a quorum was not achieved to hold an election, and she indicated a willingness to continue to serve on the Board. Additionally, the Board has expanded the number of seats to five. Nominations were invited from the floor. Cindy Moore and Joel Green were nominated. There being no further nominations, the nominations were closed. Upon motion duly made and seconded, Ann Madison, Joel Green and Cindy Moore were unanimously elected to the Board. The 2012 Board of Directors is:

Joel Kosowski, Exp. 2012  
Kevin Walsh, Exp. 2012  
Ann Madison, Exp. 2013  
Cindy Moore, Exp. 2013  
Joel Green, Exp. 2014

5. Adjournment. Upon motion duly made and seconded, the meeting adjourned at 5:15 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

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Eileen Jacobs