

# Chambertin Townhouse Association, Inc.

## Annual Meeting of the Homeowners

December 12, 2019

The annual meeting of the Chambertin Townhouse Association was held on Thursday, December 19, 2017 at the Avon Public Library.

1. **Roll Call/Proof of Notice.** Roll call was taken and a quorum established. Notice was sent pursuant to the Bylaws on December 2, 2019.

Unit No.	Last Name	First Name	Present	Proxy to	Absent
Unit 05	Eric and Shelley	Johnson/Reno	<input checked="" type="checkbox"/>		
Unit 06	Mozia	Gegertha and Nelson	<input checked="" type="checkbox"/>		
Unit 07	Walsh	Kevin			<input checked="" type="checkbox"/>
Unit 08	Sargent	David and Jan	<input checked="" type="checkbox"/>		
Unit 09	Sargent	David and Jan	<input checked="" type="checkbox"/>		
Unit 10	Kosowski	John and Joel	<input checked="" type="checkbox"/>		
Unit 11	Fleisher	William			<input checked="" type="checkbox"/>
Unit 12	DiSciascio	Audrey			<input checked="" type="checkbox"/>
Unit 13	Finn	Benjamin	<input checked="" type="checkbox"/>		
Unit 14	Graham	John			<input checked="" type="checkbox"/>
Unit 15	Fitzgerald	Maureen and Patrick		JGreen	
Unit 16	Green	Erin and Joel	<input checked="" type="checkbox"/>		

Also in attendance was Eileen Jacobs of Mountain Caretaker, Inc.

2. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the December 7, 2018 meeting were approved unanimously.
3. **Financial Review**
  - a) **2019 Year End Projections.** Management reviewed the year-end projections noting that an operating surplus of approximately \$7,400 is anticipated.

Upon motion duly made and seconded, the owners unanimously approved moving any operating surplus to reserves.

- b) **Reserve Study/Capital Projects Schedule.** The Capital Projects Schedule was a short term plan. The Board has approved hiring ARS, a professional reserve consultant, to do a formal reserve study for the purpose of providing data on which to base future quarterly reserve assessments.

Approved

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- c) **2020 Budget Ratification.** The 2020 budget was reviewed and compared to the 2019 budget. Due to a decrease in insurance premiums, the operating assessment will be reduced and the reserve assessment increase. There will be no special assessment in 2020. The total quarterly assessment per unit is \$2400 which is \$590 less than 2019.

Upon motion duly made and seconded, the homeowners unanimously ratified the 2020 budget.

4. **Election of Directors.** Two seats on the Board, currently held by Dave Sargent and Nelson Mozia are expiring. Nominations were invited from the floor. Upon motion duly made and seconded, Dave Sargent and Jan Sargent were each elected to new 3-year terms by unanimous vote. Nelson Mozia was thanked for his previous service on the Board.

5. **Other Business.**

Landscaping at Chambertin was discussed. The Board will consider hiring a landscape designer to come up with a plan for enhanced landscaping at Chambertin. Any plan will require drought resistant as a full irrigation system will not be approved.

Owners asked that native be trimmed earlier in the season and that Mesa Turf be contracted to spray for weeks as needed.

Dave Sargent updated the homeowners on his effort to get the Town of Avon to do mudslide mitigation on the hillside by digging out the basins on the slope. He is waiting to hear back from Jason Hildreth as to whether this project, which was supposed to be done last summer, is rescheduled for next summer.

6. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 10:45 a.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: \_\_\_\_\_  
Eileen Jacobs, Recording Secretary

Approved