

Chambertin Townhouse Association, Inc.

Annual Meeting of the Homeowners

December 6, 2021

The annual meeting of the Chambertin Townhouse Association was held on Monday, December 6, 2021 via Zoom.

1. **Roll Call/Proof of Notice.** Roll call was taken and a quorum established with 9 of 12 units participating.

Unit No.	Last Name	First Name	Present	Proxy to	Absent
Unit 05	Johnson/Reno	Eric and Shelly	<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	Hardy	Dean	<input checked="" type="checkbox"/>		
Unit 14	Graham	John		DSargent	
Unit 15	Fitzgerald	Maureen and Patrick			<input checked="" type="checkbox"/>
Unit 16	Green	Erin and Joel	<input checked="" type="checkbox"/>		

Also in attendance were RG and Eileen Jacobs of Mountain Caretaker, Inc.

2. **Financial Review**

- a) 2021 Year End Projections. Management reviewed the year-end projections noting that an operating surplus of approximately \$6,450 is anticipated. Line items significantly under budget are Insurance and Repairs and Maintenance.
- b) Reserve Study/Capital Projects Schedule. A detailed reserve study was completed and management has developed a spreadsheet based upon the study. A number of projects are due in 2022 including asphalt and painting of the woodwork. The Board is considering a low maintenance composite material and will look at doing some interim painting if the siding is going to take a while to spec a product, get bids and install. As siding is not called out in the reserve study, if approved, it may require an increase in reserve contributions and/or a special assessment.

Approved: 12/8/2022

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- c) **2022 Budget Ratification.** The 2022 budget was reviewed and compared to the 2021 budget. The total quarterly assessment per unit is \$2008.00.

Upon motion duly made and seconded, the homeowners unanimously ratified the 2021 budget.

3. **Election of Directors.** Two seats on the Board, currently held by Eric Johnson and formerly held by Ben Finn, who sold his unit earlier in the year, are expiring. Nominations were invited from the floor with Eric Johnson and Dean Hardy both nominated. Upon motion duly made and seconded, Eric Johnson and Dean Hardy were each elected to new 3-year terms by unanimous vote.
4. **Other Business.**
Dave Sargent has been investigating the feasibility of using solar energy to heat the parking area to the north of the complex. His conclusion is that it is cost prohibitive without the opportunity for a reasonable payback. The association will move forward with asphalt replacement, hoping to reconfigure the parking with spaces.
5. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

Eileen Jacobs

By: _____
Eileen Jacobs, Recording Secretary

Approved: 12/8/2022