

Chambertin Townhouse Association, Inc.

Annual Meeting of the Homeowners

December 7, 2017

The annual meeting of the Chambertin Townhouse Association was held on Thursday, December 7, 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 November 20, 2017.

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	Ineligible		
Unit 08	Sargent, Jr.	David	<input checked="" type="checkbox"/>		
Unit 09	Sargent	David	<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		Kosowski	
Unit 14	Graham	John		JGreen	<input checked="" type="checkbox"/>
Unit 15	Fitzgerald	Maureen and Patrick		JGreen	
Unit 16	Green	Erin and Joel	<input checked="" type="checkbox"/>		

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

2. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the December 8, 2016 meeting were approved unanimously.

3. **Financial Review**

- a) **2017 Year End Projections.** Management reviewed the year-end projections noting that an operating surplus of approximately \$4,500 is anticipated.

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

- b) **Reserve Study/Capital Projects Schedule.** Next, the Capital Projects Schedule was reviewed. The Board will continue with the \$1,000/quarter special assessment in anticipation of the asphalt project in the next year or two.

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Upon motion duly made and seconded, the homeowners unanimously ratified the 2018 budget.

4. **Election of Directors.** One seat on the Board, currently held by Joel Green is expiring. Joel has indicated he will stand for re-election. Nominations were invited from the floor. Upon motion duly made and seconded, Joel Green was elected to a new 3-year term by unanimous vote.
5. **Other Business.**
There was no Other Business requiring action brought before the Chair.
6. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs, Recording Secretary