

# Chambertin Townhouse Association, Inc.

## Annual Meeting of the Homeowners

December 8, 2022

The annual meeting of the Chambertin Townhouse Association was held on Thursday, December 8, 2022 via Zoom.

1. **Roll Call/Proof of Notice.** Roll call was taken and a quorum established with 7 of 11 eligible units participating.

Unit No.	Last Name	First Name	Present	Proxy to	Absent
Unit 05	Johnson/Reno	Eric and Shelly		JSargent	
Unit 06	Moza	Gegertha and Nelson		<input checked="" type="checkbox"/>	
Unit 07	Walsh	Kevin (ineligible)			
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			<input checked="" type="checkbox"/>
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) 2022 Year End Projections. Management reviewed the year-end projections noting that an operating deficit of approximately \$1300 is anticipated. Insurance and Water/Sewer were the line items that ran over budget.
  - b) Reserve Study/Capital Projects Schedule. The reserve study was reviewed briefly and it was noted that 2022 will end with approximately \$346,000 in the reserve fund.
  - c) 2023 Budget Ratification. The 2023 budget was reviewed and compared to the 2022 budget. The total quarterly assessment per unit will increase by \$167 per unit to \$2,175 per quarter. This increase is due primarily to increases in Insurance, Legal & Professional Fees and Water/Sewer

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Upon motion duly made and seconded, the homeowners unanimously ratified the 2023 budget.

3. **Election of Directors.** Two seats on the Board, currently held by Dave Sargent and Jan Sargent are expiring. Dave and Jan acknowledged their willingness to stand for re-election. Nominations were invited from the floor with no additional nominations received. Upon motion duly made and seconded, Dave Sargent and Jan Sargent were each elected to new 3-year terms by unanimous vote.

4. **Other Business.**

The Board drafted an RFP to replace some of the siding and stucco on two of the buildings where it has deteriorated. The quotes that have come in appear to have bid residing the entire building, not just the areas specified in the RFP. The Board is waiting for revised numbers before making any decision about proceeding.

The consensus of the Board is that the siding replacement is a higher priority than the asphalt.

Erin Green has been closely monitoring water usage in all three buildings. The middle building is running significantly higher than the other two buildings. Dave has ordered dye that can be put in the toilets to make sure they are not leaking water. Other attempts to locate leaks has not found any and it may be that the middle building has higher occupancy than the other two buildings.

5. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 4:35 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: \_\_\_\_\_

Eileen Jacobs, Recording Secretary