

Chambertin Townhouse Association, Inc.

Annual Meeting of the Homeowners

December 11, 2022

The annual meeting of the Chambertin Townhouse Association was held on Monday, December 11, 2023 via Zoom.

1. **Roll Call/Proof of Notice.** Roll call was taken and a quorum established with 8 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		Greens	
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) 2023 Year End Projections. Management reviewed the year-end projections noting that an operating surplus of approximately \$3000 is anticipated.
 - b) Reserve Study/Capital Projects Schedule. The reserve study was reviewed briefly and it was noted that 2023 will end with approximately \$309000 in the reserve fund. The schedule will be updated at year end. The Board is reviewing bids for additional capital projects for 2024.
 - c) 2024 Budget Ratification. The 2024 budget was reviewed and compared to the 2023 budget. The total quarterly assessment per unit will increase by \$15 per unit to \$2,190 per quarter.

Upon motion duly made and seconded, the homeowners unanimously ratified the 2024 budget.

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3. **Election of Directors.** One seat on the Board, currently held by Joe Green is expiring. Joe Green acknowledged his willingness to stand for re-election. Nominations were invited from the floor with no additional nominations received. Upon motion duly made and seconded, Joe Green was elected to a new 3-year term by unanimous vote.

4. **Other Business.**

RG was asked to see if it's possible to clarify approximately when the snow removal company would return to the property following a night time storm and plow to with moving cars for the plow truck to clear spaces that were occupied overnight.

Gegertha Mozia asked that the replacement of carbon monoxide detectors be anticipated in the reserve schedule so this can be done proactively rather than having detectors go off in the middle of the night when they need replacement

5. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 4:40 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____

Eileen Jacobs, Recording Secretary