



Chateau Mont Condominiums Unit Owners Association

HALL ASSOCIATES, INC MANAGING AGENT (540) 982-0011

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Chrissy Greene/V. P. of Association Management – cgreene@hallassociatesinc.com

MINUTES BOARD OF DIRECTORS MEETING

May 9, 2023

South County Library

Pending Review/Approval at Next Board Meeting

Board Members Present:	Bob Powers	President	2023
	Bob Kaplan	Vice President	2024
	Lori Baker	Secretary/Treasurer	2022
Board Members Absent:	None		
Others Present:	Chrissy Greene	V.P. of Association Management	
	Martha Apple	Unit Owner	
	Richard and Cheryl Borek	Unit Owners	
	Linda Garrett	Unit Owner	
	Charlene Greer	Unit Owner	
	Donna Hardee	Unit Owner	
	Cheryl Mills	Unit Owner	
	Robyn Sieg	Unit Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all Board Members in attendance at the South County Library. The meeting was called to order at 11:06 AM.

II. OWNERS FORUM

Any owner can attend the meeting to observe. They may also speak on any subject to the Board during the 15-minute owner's forum. Items noted in the forum will be taken under consideration for a future agenda. Unit owners wishing to have a subject added to the current agenda must submit the information in writing to Management at least 10 days in advance so that the Board has an opportunity to research the issue before rendering an opinion or decision. Owners wishing to attend the meeting should check with Management prior to the meeting in case the time or location has been changed.

Bob Powers reported that the mail is not being delivered correctly, but the post office is aware of it and working to correct it. The annual property and real estate tax bills were mailed out in April, but have not yet been received by most owners. Payments are due June 5th. If you do not receive it this week, please contact the tax office.

Bob Powers reported that the pool is scheduled to open in May. The pool area is open for sunbathing, but the pool itself will not open until later in the month.

Linda Garrett reported that she will begin remodeling her kitchen in late May.

Cheryl Mills recommended Sunrise Window Cleaning, 540-725-1200, if anyone is interested.

Cheryl Borek asked if there is a plan that shows what has to be repaired in the building and in what order it will be repaired. Discussion ensued regarding the Reserve Study and how it is not entirely reflective of the current plan, since the exterior siding project has been so time, labor and financially intensive, that the majority of the focus has been directed towards that project and emergencies that have arisen (water pipes burst, a

pipe that provided structural support that needed repair), etc...The Reserve Study is available on the website at www.chateaumontcondos.com.

Cheryl Mills asked about the garage door openers.

Donna Hardee reported that the door in the mail room is being left open throughout the day, every day. This is particularly frustrating, because there is a sign on the door that says the door is to be kept closed and the building was just rekeyed. It is being left open on weekends, also, so it is not just contractors. It is the unit owner's responsibility to make sure doors are locked when not in use.

Cheryl Borek asked who will be maintaining all of the flowers that Mary Ewers planted and maintained previously, since she has since moved. Discussion ensued about planting grass up to the back of the building in place of the dirt and possibly installing annuals in the front.

III. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Kaplan) and seconded (Baker) to waive the reading of the January 18, 2023 minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

The financials through March 2023 were reviewed.

Account balances as of 03/31/23 are:

Operating	\$230,154.06
Operating Reserve	\$ 42,166.81
Capital Reserve	<u>\$119,742.60</u>
Total Combined Assets:	\$392,063.47

Of the total in the Operating Account, \$125,722.00 of that amount is special assessments collected toward the exterior repairs, which will be transferred into the Capital Account. All special assessments have been paid in full. After those transfers are made, the account balances would actually look like – Operating - \$104,432.06 and Capital Reserve - \$245,464.60.

President Powers reported that A motion was made (Powers) and seconded (Kaplan) to accept the financials as presented through March. Motion passed unanimously.

V. BUSINESS

Exterior Maintenance/Leaks – there will be 10 sides done in 2023, which is more than in any prior year. But these are smaller areas, so it is anticipated that all 10 can be completed in 2023. The remaining areas to be completed are 1 large bay, 2 triangle bays, 4 small bays and 3 penthouses on the front of the building (these will require a 90 ft. lift). If there are any funds left over from the special assessment, those funds will remain in the Capital Reserve fund. The contractor hopes to begin working in May, weather permitting.

Garage Leaks – still monitoring leaks before doing the drywall and repair work in the garage. This area has not leaked since the repairs were made over a year ago. Avis will do the interior work as soon as their schedule permits.

Exhaust Fans – Comfort Systems advised that the fans are required to run 24/7, as opposed to when the garage doors open/close only. There are two fans on the front and two on the back of the building. Two ran at all times. There is a fan on the front of the building that is currently running. It has since been determined that only one fan needs to be running at any time.

Garage Lighting – there are about 28 lights left to be converted. This is still in process.

Water Pipe Burst/Leak Damages – the leak repairs are complete in one unit where damage occurred. There was a second leak that impacted two units. The mitigation is finally complete and repairs are in process. There

was another pipe that was damaged and was later determined to be a structural support. Avis has completed that repair, after the engineers determined what work had to be done in order to secure the building. The approximate overall cost was \$24,000, which included the repair and the structural engineer's analysis and recommendations for repair.

Front Walkways – remains tabled pending the completion of the exterior work. The lift will be working on the front of the walkway and may cause additional damage.

Elevator – stays tabled until the exterior work is completed and the association determines where it stands financially. The last time the electricians were onsite, they replaced the bulbs that they could. The electrician said that the other bulbs would not work until a transformer was replaced on top of the elevator, which would be the elevator company.

VI. NEW BUSINESS

Irrigation System – the system has been started up for the Spring.

VII. EXECUTIVE SESSION

There was no need for an Executive Session.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next Board meeting will be held on Wednesday July 19th at 10:30 AM at the South County Library.

IX. ADJOURNMENT

The meeting was adjourned at 12:00 PM.