



Chateau Mont Condominiums Unit Owners Association

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

112 Kirk Avenue SW, Roanoke, VA 24011

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

MINUTES BOARD OF DIRECTORS MEETING

July 20, 2022

South County Library

Pending Review/Approval at Next Board Meeting

Board Members Present:	Bob Powers	President	2023
	Bob Kaplan	Vice President	2024
Board Members Absent:	Lori Baker	Secretary/Treasurer	2022
Others Present:	Chrissy Greene	V.P. of Association Management	
	JoLynn Draper	Unit Owner	
	Mary Ewers	Unit Owner	
	Donna Hardee	Unit Owner	
	Robyn Sieg	Unit Owner	
	Linda Vance	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 10:40 AM.

II. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Powers) and seconded (Kaplan) to waive the reading of the April 20, 2022 minutes and accept them as written. Motion passed unanimously.

III. FINANCIAL REPORTS

The financials through June 2022 were reviewed.

Account balances as of 06/30/22 are:

Operating	\$ 58,803.00
Operating Reserve	\$ 38,031.88
Capital Reserve	<u>\$291,435.00</u>
Total Combined Assets:	\$388,269.88

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

IV. BUSINESS

Exterior Maintenance/Leaks – there are 28 sections that have to be sided. There are 6 big bays, 6 triangular bays, 12 small bays and 6 penthouses. Including the 3 that were done this year, 16 have been completed. The Board is hopeful that they will be able to complete 5 additional bays this year, but it will be dependent on several factors, such as availability of labor, materials, amount of damage uncovered, weather, etc... When the contractor was working at the garage level, it was significantly easier and faster to move through the repair process, because of accessibility. However, another factor that has slowed down this set of repairs is that there has been more damage discovered under the siding, which was not the case on the other side of the

building that was done last year. The damage appears to be primarily up to the second story. Another major issue that has been uncovered is improperly installed replacement windows. There have been actual gaps found under the windows where you could see into the building from the exterior. These windows have been replaced by individual unit owners over the years and have been either improperly sized, improperly installed or both. There has also been an issue with missing flashing. As they are doing this work, they are properly wrapping the windows. You can visually see the difference with windows that have been completed versus not done yet, simply by looking at how they are wrapped. They are now working on the back of the building. The damage on the wood underneath this area has been the worst found to date. There are actually sections where they have found particle board under areas, not plywood. The cost of plywood and other materials have also skyrocketed in comparison to costs of the same materials last year. While the first section of work that was contracted with Avis came in under the estimated cost, this section of work is likely to exceed the estimated cost based on these factors. The lift in front of the building will be removed soon. If you are facing the front entrance of the building, the end to the right will be the next area to be completed. There were also some areas of landscaping that had to either be cut back or removed completely in order to access the areas that required repair. The landscaping will be evaluated when the project is complete.

Garage Leaks – still monitoring leaks before doing the drywall and repair work in the garage. There still have not been any major rains that would indicate if the repairs were satisfactory. The contractor, Avis, will complete this work after they finish the exterior maintenance/leak work. The timeframe previously anticipated was Summer/late Fall. However, this will likely be done in Winter, since the crew is very busy with the exterior repairs at this time.

Garage Lighting – the association is on the second round of replacement of lights to LED. Twenty lights were replaced in this cycle. However, there are 2 or 3 that had been planned for replacement, but they are hooked up to the fire system and they had to be ordered. As others go out, they will be replaced with LED until the next round of lights are scheduled.

Exhaust Fans – of the four fans, three have now been replaced. The fourth fan is currently working.

Ground Lighting – there is still a broken wire underground, so there is no electricity in the front by the lamppost. TJS was going to give a bid, but when they realized there was no electricity in this area, they declined. The electricians recommended drilling a hole in the wall for wiring. This is not an urgent issue, so the focus remains on the exterior siding project.

Elevator – stays tabled until the exterior work is completed and the association determines where it stands financially.

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.

V. NEW BUSINESS

Irrigation – there were irrigation repairs that were needed for some time, but unfortunately, the company that provides this service has had labor shortages. They did come out and replace 4 sprinkler heads. All areas were repaired and the system was functional again. However, last night, a major leak occurred, so the system has been shut down until such time as the leak can be repaired.

Storage Closets – these were all cleaned out. President Powers expressed appreciation to Greg and Donna Hardee for their hard work and efforts.

Landscaping Efforts – President Powers expressed appreciation for Mary Ewers and her hard work on the landscaping. Mary expressed appreciation to the Warrens, the Bakers, JoLynn Draper, the Greers, the Hardees and Garry Glontz for their donations and efforts to assist with all of this work.

Exercise Equipment – the treadmill that was donated has a broken belt. Even if the part is able to be found, the cost would be in excess of \$500 for the repair. The Board is looking at possible purchase of a new/used treadmill.

Garage Door – please accept this reminder that the garage door must remain open during the course of the exterior work. Please be particularly careful when coming in and out of the property.

VI. 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.

The owners present did not have anything they wanted to add, outside of what was discussed in the meeting.

VII. EXECUTIVE SESSION

There was no need for an Executive Session.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

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

IX. ADJOURNMENT

The meeting was adjourned at 11:41 AM.