



Chateau Mont Condominiums Unit Owners Association

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

P O Box 20468, Roanoke, VA 24018

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

MINUTES BOARD OF DIRECTORS MEETING

October 15, 2025

Hall Associates, Inc., 2800 Keagy Road, Salem, VA 24153

Pending Review/Approval at Next Board Meeting

Board Members Present:	Cheryl Borek	President	2026
	Ed Hall	Vice President	2027
	Lori Baker	Secretary/Treasurer	2025
Board Members Absent:	None		
Others Present:	Chrissy Greene	V.P. of Association Management	
	Rich Borek	Owner	
	David and Charlene Greer	Owners	
	Bob and Debbie Kaplan	Owner	
	David Thurlow	Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with two out of three Board Members in attendance at the offices of Hall Associates, Inc., 2800 Keagy Road, Salem, VA 24153. The third board member joined after the call-to-order. The meeting was called to order at 10:32 AM.

II. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Baker) and seconded (Borek) to waive the reading of the June 18, 2025 board meeting minutes and accept them as written. Motion passed unanimously.

A motion was made (Baker) and seconded (Borek) to waive the reading of the September 17, 2025 special board meeting minutes and accept them as written. Motion passed unanimously. Discussion ensued regarding the need for the called special board meeting. This came as a result of being guests at the Hunting Hills Place board meeting, which provided information that would impact the association's budget.

III. FINANCIAL REPORTS

Written reports were presented (and attached to these minutes). President Borek thanked Linda Glitz on all of her efforts on the landscaping project that is upcoming. She also thanked Bob and Debbie Kaplan for their hard work and efforts on the second-floor refurbishment. Finally, she thanked David Thurlow for his assistance in reviewing the financials.

The association has almost finished all deferred maintenance. Some items related to the third-floor refurbishment have been prepaid in order to get the discounts (lights, carpet, and some artwork). The painting will start on the third-floor next week. The carpet installation will not be done until January. The carpet installer made the runner on the first-floor at no additional cost. It was made out of leftover carpet. There is a snag on the elevator carpet, as well as a stain. That was also done with leftover carpet. Since that was not effective without being prone to damages, the Board has ordered carpet tile.

Operating Account:	\$ 27,834.55
Capital Reserve Account:	\$ 66,144.64
Total Combined Assets	\$ 93,979.19

A motion was made (Baker) and seconded (Borek) to accept the financials as presented through 09/30/25: Motion passed unanimously.

IV. COMPLETED

A written report of completed items was reviewed. A copy of the report is attached.

V. BUSINESS

Written reports attached.

2026 Budget – the proposed budget reflects a 6% increase. Approximately 30% of the monthly dues goes towards the master policy insurance. President Borek stated that some associations actually assess for the master policy separately, outside of the monthly dues. This allows the dues look like they are lower, when in reality, they are comparable. Discussion ensued need for the increase in order to prevent funds from depleting and maintain the reserves. Discussion also ensued the janitorial contract and responsibilities. Handouts were provided. A motion was made (Hall) and seconded (Borek) to approve the 2026 budget as presented. Motion passed unanimously.

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.

Annette Hornbeck reported that she is still unable to access her mailbox. Management has contacted the post office multiple times. Management also contacted United Security to see if the mailbox set needs to be replaced.

Bob Kaplan stated that they feel that the seams in the second-floor carpet are too obvious and not matched. He asked if the carpet installer could please look at it to see if anything can be done to make sure the seams are secured and will not ravel in the future. Vice President Hall stated that the carpet installer is very reputable and will look at it to see if anything needs to be done.

David Greer installed a doorbell at the back door, in case the keypad does not work.

David Thurlow would like to bring up the financial statements. He states that management has advised that what is provided is what they get. He suggests that the financial reports be brought in-house. President Borek responded that the financial statements are standard and what are provided by other community management companies. Mr. Thurlow stated that he disagreed. President Borek stated that no other owner has requested special financial statements. If he would like to volunteer to produce the reports that he feels are necessary, the Board would support him in preparing those reports. Mr. Thurlow stated that President Borek is the only officer that has produced financial reports.

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 in February.

IX. ADJOURNMENT

The meeting was adjourned at 11:43 AM.