



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

January 19, 2022

Zoom

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	
	Mary Ewers	Unit Owner	
	Linda Vance	Unit Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all Board Members in attendance via Zoom. The meeting was called to order at 10:38 AM.

II. READING OF THE MINUTES FROM PREVIOUS MEETING

A motion was made (Powers) and seconded (Kaplan) to waive the reading of the October 20, 2021 minutes and accept them as written. Motion passed unanimously.

A motion was made (Powers) and seconded (Baker) to waive the reading of the November 10, 2021 organizational meeting minutes and accept them as written. Motion passed unanimously.

III. FINANCIAL REPORTS

The financials through December 2021 were reviewed.

Account balances as of 12/31/21 are:

Operating	\$310,578.81
Operating Reserve	\$ 35,314.21
Capital Reserve	<u>\$ 48,641.69</u>
Total Combined Assets:	\$394,534.71

A motion was made (Powers) and seconded (Kaplan) to accept the financials as presented through December. Motion passed unanimously. It should be noted that the Operating Account balance reflects funds collected for the special assessment that will be transferred to Capital Reserves.

IV. BUSINESS

Exterior Maintenance/Leaks – Avis Construction finished the work on what the association is calling Phase 1, on December 2nd. The invoice was dated January 12, 2022, which was for \$35,430. The total for this phase was \$127,191. Their initial estimate for this work was +/- \$125,000. However, they only estimated to complete 5 or 6 stacks, but they actually completed 8. They have approximately \$2,000 in materials in the

garage waiting for them when they return to work. The first phase has worked out very well in the association's favor. They are anticipating starting back to work in late March, early April, weather permitting.

Dryer Vent Cleaning – this has been completed and charged back to owners at a cost of \$75.

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.

Heater in Pump Room – there was a heater that was hooked up on the same circuit as the pump itself. A new wire had to be run to the pump room as a dedicated circuit and the heater had to be replaced.

Exhaust Fans – the fan that has been on order remains on order. It will be installed when it arrives.

Water Usage – the building owners/residents were surveyed for water usage (any toilets constantly running, leaks, etc...). There were no leaks found. December's invoice appears to be slightly down.

Garage – 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.

Ground Lighting – The only lights working are right in front of the Chateau Mont sign. The wire on the lights that go around the building has a break. This is still being considered/investigated.

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.

SPECIAL ASSESSMENT – as a reminder, the final payment is due February 5, 2022.

NEW RESIDENTS – a new family will be moving into 5052 on January 24, 2022.

V. 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 Kaplan thanked Robyn Sieg and others who helped with the holiday reception in the building. Their efforts were very much appreciated.

VI. EXECUTIVE SESSION

A motion was made (Kaplan) and seconded (Powers) to go into Executive Session for delinquencies. After Executive Session, no action was taken.

VII. DATE, TIME & LOCATION OF NEXT MEETING

The next Board meeting will be the annual meeting, which will be held on Wednesday April 20th at 10:30 AM at the South County Library.

VIII. ADJOURNMENT

The meeting was adjourned at 11:09 AM.