



## **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**

October 20, 2021  
South County Library

### **Pending Review/Approval at Next Board Meeting**

Board Members Present:	Bob Powers	President	2023
	Bob Kaplan	Vice President	2021
	Lori Baker	Secretary/Treasurer	2022
Board Members Absent:	None		
Others Present:	Chrissy Greene	V.P. of Association Management	
	Martha Apple	Unit Owner	
	Karen Cole	Unit Owner	
	JoLynn Draper	Unit Owner	
	Merrily Eckert	Unit Owner	
	Mary Ewers	Unit Owner	
	David and Charlene Greer	Unit Owners	
	David and Rose Goodwin	Unit Owners	
	Donna Hardee	Unit Owner	
	Robyn Sieg	Unit Owner	
	Linda Vance	Unit Owner	
	Lynn Warren	Unit Owner	

### **I. DETERMINE QUORUM AND CALL TO ORDER**

A quorum was met with all Board Members in attendance. The meeting was called to order at 10:39 AM.

### **II. READING OF THE MINUTES FROM PREVIOUS MEETING**

A motion was made (Powers) and seconded (Kaplan) to waive the reading of the July 9, 2021 minutes and accept them as amended – on exhaust fans in garage – one has been replaced and one is on order. Motion passed unanimously.

### **III. FINANCIAL REPORTS**

The financials through September 2021 were reviewed.

Account balances as of 09/30/21 are:

Operating	\$ 54,796.02
Operating Reserve	\$ 33,959.87
Capital Reserve	<u>\$ 87,720.45</u>
Total Combined Assets:	\$176,476.34

A motion was made (Kaplan) and seconded (Baker) to accept the financials as presented through September. Motion passed unanimously. It should be noted that there is currently an invoice pending for approximately \$40,000 for the exterior siding work.

#### IV. BUSINESS

**Exterior Maintenance/Leaks** - the July minutes explain in detail the process that is in place. The current phase was estimated to take approximately 2 ½ months at a budgeted cost of \$125,000. The work is at around the 2 ½ month mark now and approximately \$92,000 has been spent so far with more work than was originally anticipated having been accomplished. Since they have not yet hit the budget mark, the contractor will continue on as long as the budget/weather permit. Overall, there is a total of 28 stacks. There are 6 big stacks and 3 have been completed, 6 triangle stacks and 1 has been completed, 10 small stacks and 3 have been completed and finally, the contractor is almost finished with the 1 penthouse stack. Approximately 25% of the building has been completed at this time. The current plan is to work through the end of November and possibly into December, weather permitting. They will then break for the most severe Winter months and resume when weather permits in early Spring, March/April. The contractor wants to finish the one penthouse stack. The contractor has finished the front of the penthouse stack and will finish sides before being completed, at which point they will then move around to finish 2 triangle stacks and a small stack on the front of the building. They are hopeful that this work will be completed by the end of November and into early December, weather permitting.

The Association is still paying for this work out of Capital Reserve Fund, which has had a significant impact on the Reserves. Those funds need to be replenished and then fund the additional work. Owner Lynn Warren commented that he thinks they're doing a great job, they are very polite and clean up after themselves daily. President Powers stated that they move along very quickly until they hit a triangle, because each triangle has 6 windows. Those windows were not wrapped with original construction, so they are taking time to wrap them. Nothing has been as severe as the first stack that was undertaken. When the Board exhausts the \$125,000 budget for this portion, they anticipate being further along than they originally believed would be the case. In the event leaks occur after this work, windows will require replacement, which will be at the unit owner's expense.

The fire pump controller that controls the sprinklers in the garage had to be replaced. The company that made the original controllers is no longer in business, but the company that handles your fire prevention maintenance/repair was able to find one and installed it. Unfortunately, that part would not work, so there was no charge for this. A new controller was purchased at a cost of \$14,000, which does not include the costs for an electrician to do the electrical wiring. That has been installed and is fully functional. However, there is a small heater in the pump room that was above the pump controller. The new pump controller is larger than the old pump controller, so the small heater had to be moved. A new wire will have to be run to reinstall the heater in another location.

**Exhaust Fans** – replaced 1 of 4 exhaust fans, another 1 is on order.

**Ground Lighting** – The electricians came out and found that the light in the circle was working on the sign, but wasn't working on the ground lights on the circle. None of the lights along the front of the building that run around to the garage except the one light by the garage. This will be further investigated. Management will contact Belcher for a second opinion.

**Dryer Vent Cleaning** – this will be put back on the schedule for Spring, since it was delayed this year due to the pandemic.

**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** – the Board has discussed a \$250,000 assessment. The Board reminded owners that the overall cost of the project is estimated to be in the range of \$500,000, so another assessment will likely be needed next year, as well. A motion was made (Powers) and seconded (Baker) to approve a \$250,000 assessment, which will be assessed based on the same percentage interest as dues, with a due date of December 1, 2021. Motion passed unanimously.

**2022 Budget** – the budget will be presented at the Annual Meeting.

## **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.

The Board welcomed new owners Robyn Sieg and David and Charlene Greer. The Board also thanked Mary Ewers for all of her hard work and efforts on the grounds.

## **VI. EXECUTIVE SESSION**

There was no need for an Executive Session.

## **VII. DATE, TIME & LOCATION OF NEXT MEETING**

The next Board meeting will be the annual meeting, which will be held on Wednesday November 10<sup>th</sup> at 11 AM at the South County Library. Sign-in begins at 10:30 AM.

## **VIII. ADJOURNMENT**

The meeting was adjourned at 11:34 AM.