

**The Charleston Village Homeowners Association**

**Board of Directors meeting minutes**

**Monday, January 25, 2010**

**Officers present:** Hugh Cameron, Robert Nagel, Robert Schmedding, Laura Linton, Michele Medlin

**Officers absent:** none

- I. **Call to order:** Hugh calls the meeting to order at 6:35 PM
- II. **Establish Quorum of Board:** All members present constitutes quorum
- III. **Open Forum**
- IV. **Approval of minutes**
- V. **Treasurers report :** CD being rolled over needs signatures.
- VI. **Committee reports**

**ARB**

**Welcoming committee:** Has been absorbed by the communication committee. Angie Shwetske will help Mary Ann with this. She has already obtained all of the pertinent information from Christy but still needs to obtain a list of new HOs from Beth.

**Pool committee:** need new chair

**Swim team**

**Grounds committee:** Renewed contract with SOS landscaping. Next meeting will be the first Monday of February.

**Social committee**

**Clubhouse committee**

**Communications committee:** Business ads should pay for the publication of the newsletter. David Randle still managing the website. Hugh thanks Mary Ann for all of her hard work and continued success of the newsletter.

Nominating committee

- VII. **Management company report:** Beth has been reviewing our insurance policy with Eerie. The policy has the community listed as 138 homes as opposed to the actual number. Beth believes this may result in our being under insured. After investigating many companies for other developments, she recommends we consider Nationwide. In her experience they seem to be familiar with HOAs and know “the ins and outs” of those needs. Nationwide is also locally based and Beth has worked closely with the agent in the past. Laura adds that the swim team is covered with Nationwide. Originally the swim team looked into having Eerie write a policy since our current coverage was through them with no success. They were also contacted with the addition of the playground. The company, based out of Arizona, had no first hand knowledge or understanding of this area or our community.

Bob Schmedding suggests Beth attempt to negotiate a ↓ rate since we would have multiple policies. He also inquires as to the deductible under our current coverage. It is \$1000.00 and all policies investigated were quoted with the same deductible. Beth agrees to attempt to negotiate the reduction.

- VIII. **Old business:** no one has yet stepped up to head the pool committee. As a result there is no one to research new pool company. In light of this Laura Linton moves to approve a continued contract with Chase to maintain our pool, sans the specifics of pool attendant needs as the board feels this aspect needs further research. Michele seconds, the motion passes unanimously.

Robert Nagel has been pricing replacement doors vs. knee wall with windows along the backside of the clubhouse. He has found that the conversion to wall/windows is “outrageous” and cost prohibitive. He

recommends replacement of the doors which comes at a more reasonable cost to the community. Research into the specifics and prices of these doors, in addition to prices for fixed French doors will be collected.

**IX. New business:** Laura relays an email she received from Ed Ducharme, who is a past CV resident and current Sutton Place Homeowner and board member. He was seeking information on the possibility of Sutton Place gaining access to the CV pool via membership, etc. The current board reviewed the history of this question/request. Montclair has made the same request in times past. It has always been rejected for a number of reasons including but not limited to; increased wear, legal issues, tax issues, etc. While discussing the possibilities Laura and Beth offered a suggestion of merging the HOA of CV and Sutton Place. All agree that there are MANY things to consider, and the prospect is worthy of further investigation. Before the next meeting Beth will discuss with the attorney what all may be involved and the board members will begin to compile a list of pros and cons to circulate via email and o be considered at the next meeting.

**X. Adjournment:** Meeting adjourned at 7:45PM

Next meeting scheduled for Tuesday, February 23, 2010