

Charleston Village Home Owners Association, Inc.
Annual Board Meeting Held on November 11, 2014
At Charleston Village Clubhouse

Meeting Attendees:

Board Members:

Bob Nagel
Hugh Cameron
Tim O'Hara
Angela Haag

RS Fincher Representatives:

Jeff Rowles
Christina Sicoli

Also in Attendance:

Attendees and proxies are on file with RS Fincher.

A quorum was present and the meeting was called to order at approximately 7:10 pm by board president Bob Nagel.

The first item of business on the agenda was the approval of the 2013 Annual Meeting minutes. The board approved the minutes.

President's Report:

Bob Nagel gave an update of some of the accomplishments and improvements made in 2013, which include:

- New playground
- Erosion on Castleburg addressed
- Gazebo maintenance
- Committees have expanded resulting in a welcome committee, and social committee. The social committee organized a great Fall Festival. There is a list of social functions for 2015 from the committee that has been presented to the board. Bob also stressed that the HOA is only as strong as the amount of volunteers participating. More are welcome.
- The communications have gotten better through the updating of the website and a Facebook page. There is a community directory coming shortly and a group email list is established.
- The HOA has gotten tougher on warning letters and fines to keep the values of properties where they should be.

Treasurer's Report:

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Tom Fielding (treasurer) was not available for the meeting, but the 2015 budget was approved by the board at the previous HOA meeting.

Election of Board Members:

Two board seats were up for election – Bob Nagel and Tom Fielding. In addition, Tim O’Hara announced that he wished to resign from the board, leaving a third seat open. Bob called for nominations. Tim Ruff requested to be considered for a place on the board. No other nominations were received. Bob called for a vote with the required quorum/proxy. Instead of casting ballots, since only 3 people were running for the 3 available seats, there was a vote by affirmation with those in attendance instead of casting of ballots.

Bob Nagel, Tom Fielding, and Tim Ruff were elected to the board.

Open Forum:

The open session of the meeting began with Bob Sevio asking about the budget in particular to clubhouse improvements. It was explained by Bob Nagel that the clubhouse will not be completed until 2015, due to the rental schedule, and some things like furniture, may be purchased in 2015.

Barbara Keating then asked about the clubhouse renovations. Particularly, the grids in the windows, are they being replaced/removed? Is the outside of the clubhouse being painted?

Bob explained that the outside painting has been discussed, and will be done eventually. The windows are being replaced.

It was also brought up that for the interior of the clubhouse; there will be an art contest to accent the walls. This will include photos or paintings done by residents.

The open session was concluded at 7:45.

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Executive Session:

This portion of the meeting was called to order with quorum by Bob.

The board discussed the roles of board members following the elections. The following board is now in place:

Bob Nagel	-President
Tim Ruff	-Vice President
Tom Fielding	-Treasurer
Angela Haag	-Secretary
Hugh Cameron	-At Large

There was discussion of the need for more committee volunteers, especially for the ARC, which has now been defaulted to the board.

Future business discussed included the maintenance of the 3 ponds.

Motion to adjourn the meeting and was passed.