

## **BOARD MEETING – January 13, 2014**

Meeting was called to order by Bob Nagel at 7:00pm at the clubhouse. Quorum was established.

### **Attendees Present:**

Bob Nagel, President

Hugh Cameron, At Large

Melanie Lane, Secretary

Sheri T. Fincher, Partner & Community Manager, RS Fincher

Tim O'Hara, Vice President

Mary Monticelli, Community Manager, RS Fincher

Ann Straub, Treasurer

**Absent:** None

### **Approval of Minutes:**

Motion: To approve minutes from November 13, 2014 Board meeting

Vote: Unanimous approval

Resolved: The minutes of the November 13, 2014 meeting are approved and entered into the association records.

### **Reports:**

Treasurer's report given by Ann Straub

Management report given by Mary Monticelli

### **Business:**

**Fines Hearing** – for a home in Charleston Village –weeds in yard and garbage cans. Chronic problems with upholding by laws and covenants, home owner was notified but did not attend.

**Motion:** two fold:

1) to impose a fine of \$100/week that the violations continue, fines to be levied as an assessment and could be turned into a lien on home.

2) if the violation continues, CV will hire a lawn maintenance company to clean yard up and bill home owner.

**Vote:** Motion approved unanimously on both counts

**Motion:** To foreclose on property 2+ years behind on dues and vacant same amount of time.

**Vote:** Motion approved, 4 in support, 1 abstain.

**Motion:** To renovate Clubhouse including interior & new entry door for a \$20,000 budget.

**Vote:** Motion unanimously approved with contingency of better clarification of scope of work to be provided and agreed upon by board via email first. 3 sealed bids to be received by licensed contractors and submitted to board for approval.

**Meeting Adjourned at 9:00pm**