

**Charter Town Homes Condo Association  
Board of Director Meeting – May 3, 2022  
Minutes of Meeting**

Meeting called to order at 5:30 PM

Roll Call: Ed Oddo, Sam Macleod, Maggie Bishop, Barbara Holmes, Carolyn Oddo and Amy Kennison present.

Community Members present: Caroline Dominguez

❖ **Approval of Meeting Minutes, 12/1/2021**

. Motion to approve, seconded. Passed 4-0-1

❖ **Open Session**

-Unit 20 was not present but submitted a letter (see attached).

The Board will address the issue and respond to Unit 20.

❖ **Old Business**

**-Step Replacement.** Steps for the remaining 9 units will be replaced the week of May 16<sup>th</sup>. In addition to the rails for Unit #8 will be repaired. Unit owners will be informed not use front entrance or visitor parking for the duration of the project.

**-Paving Project.** Phase 2 of the project will begin the week of May 23rd. The entrance, visitor parking lot, Units 8, 9, 10 & 11 driveways will be paved. Again, there will be no access to front doors and for units 10 & 11, back door and garage access will be difficult. Unit owners will be informed not to use front entrance and visitor parking lot for the duration of the project.

**-Critters.** Unit 20 has reported noise from critters in the walls. Lately Units 18 & 19 garages have been left open for extended periods of time and over night on occasion. The board voiced concerned that the open garage doors are most likely letting critters into the building. The Board will send notice to Unit owners.

❖ **New Business**

**-Landscaping Contract.** Colonial Landscaping LLC has been awarded the contract for Landscaping this year.

**-Bees.** Unit #15 sent a note regarding all the bees in the area asking if they would be taken care of. After reaching out to a pest control company, the areas will be treated for yellow jackets and foundation will be sprayed for ants and general bug control. The carpenter bees will only be around for a couple months or less, until the wood dries out.

- BioSpray contract has been renewed for another year.

❖ **Financial Update.**

- Collection of monthly fees is current.

- Board reviewed the Reserve Fund balance, taking into account the major projects being completed this year.

**Next Meeting: TBD**

**Spring Walk Around: Saturday, May 21 10AM**

Motion made, seconded, and approved, 5-0, to adjourn meeting at 6:05 PM

Good Afternoon Ed,

Unfortunately Maryanne and I will be going back to CT. For a week to be with our family and will miss the meeting. We would like to raise a couple of concerns.

1. First, next year when the winter crew plows, is it possible for them to push the snow pile another 10 ft lower to prevent icing when the snow melts and refreshes.
2. Second, we hear some kind of critter activity in the eaves of the roof, hard to pinpoint but no evidence of any critters in our unit.
3. Third, I personally picked up over 40 plastic bags of animal waste either on or just over the fence by the train tracks, don't want to make any accusations but it creates a foul smell when we open our windows and the litter is disgusting. Could you remind all to be more respectful of this.

Thank you for your continued good work for the community.

Regards,

Tom and Maryanne Lavorgna

Unit #20.