

**Charter Town Homes Condo Association
Board of Director Meeting**

MINUTES

**Thursday, April 20, 2023
The Gazebo, 5:15 PM**

Meeting called to order at 5:15 PM

Roll Call: Ed Oddo, Maggie Bishop, Gail Werrbach, Tom Lavorgna, Carolyn Oddo and Amy Kennison present.
Community Members present: Matthew Griset, Maryann Lavorgna

- Approval of **March 2, 2023** Meeting Minutes
Motion to approve, seconded, Passed 5-0
- Open Session – A unit owner attending the meeting asked questions pertaining to the “Good Standing” paragraph added to the Rules, Executive Session on the agenda, request for Inspection/Audit of the financial records, status of the association reserve account, reservation of the Gazebo, and refilling of the grill propane tank. During discussion, answers were provided to the unit owner’s satisfaction.
- Old Business
 - *Repair Foundation Leak Unit 4*— Hands for Hire looked at Unit 4 and opened up the wall where the leak occurred. They determined that the leak is not a foundation leak. The leak appears to be in the water line in the soffit. There have been no further leaks. The area will be watched for a month and if needed, a plumber will be hired.
 - *Repair pole lights Units 11 – 20* – The pole lights have been repaired except for the lead light which will be repaired in the future.
- New Business ---
 - *Spring Property Walk by board* – The Board set May 2, 2023 at 4 pm for the date of the Spring Property Walk.
 - *Self-governing or management company?* – The board continued to discuss the pros and cons of hiring a management company to assist with the responsibilities that are currently undertaken by the Board members. The pros of hiring a management company could include additional support for the many and sometimes difficult responsibilities that the volunteer board members must undertake.

The cons would include a significant increase in the monthly HOA fee given the increased expense of a management company.

- *Community Power Coalition of New Hampshire* – In January 2023, the town of Exeter voted to join the Community Power Coalition of New Hampshire. All Exeter entities that receive electricity service will need to decide whether to stay with Community Power Coalition or opt out of this electricity provider. With regard to the association’s common electrical utilities (e.g. light poles, water pump), the Board discussed the pros and cons of opting out of the Community Power Coalition and remaining with Unitil for our electrical service. The Board voted 5-0 to opt out of Community Power Coalition and remain with Unitil for our common electrical services.
- Financial - Treasurers Report – Current Operating funds: \$15, 307. Current reserve fund: \$70,358. All April bills have been paid. Currently all unit owners are up to date.
- Next Meeting: at the Gazebo - TBD
- Closing/Adjournment: Motion made, seconded, and approved 5-0 to adjourn.