

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

**Monday, November 10, 2025**

**5:30 PM**

**Exeter Town Library – “History Room” (1<sup>st</sup> Floor behind non-fiction section)**

*Executive Session may be called at any time at the discretion of the Board in accordance with RSA 356-B:37-d*

- Call to Order ---- 5:35 pm
- Roll Call ---- Ray Bailey, Sam Macleod, Amy Kennison, Barbara Holmes, Gail Werrbach
- Approval of May 19, 2025 Meeting. All approved
- Open Session --- no discussions
- Old Business
  - Ray and Amy are meeting with Chris from Colonial to assess the drainage issues around the buildings and to view the outside foundation crack in Unit 10. The inside crack for unit 10 has been repaired.
  - Fall clean-up went well.
  - The outside electric light that has not been working for a while has been taken care of.
  - Fidium is still working. Units 1-10 have finished. Ray continues to work with Fidium to get the other units completed.
  - Discussed the plumber installing the outside spigot near unit 12. Also looking at what unit (among unit 1-8) would work best for a spigot installation. The plumber will do the work in the spring.
  - Fidium – still working ... units 1-10 finished. Working on finishing it.
- New Business ---
  - Ray researched gutter cleaning companies. Nedshome.com will be doing the fall gutter cleaning. Their contract will also include spring gutter cleaning. Motion to accept this contract: All in favor to approve the contract.
  - A winter get together at the gazebo was scheduled for 4:30 pm Dec. 6 – weather permitting.
- Financial
  - Treasurers Report: \$107,249 in reserves; checking: \$18,190
- Closing/Adjournment: 6:30 pm Next Board meeting scheduled for February 16, 2026 at 5:30 pm Location to be determined.