

Charter Town Homes Condo Association

Board of Director Meeting

Monday, February 16, 2026

5:30 PM

Unit 17

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
- Roll Call --- In attendance: Amy Kennison, Ray Bailey, Gail Werrbach, Barbara Holmes
- Approval of November 10, 2025 Meeting Minutes. Unanimous approval
- Open Session - none
- Old Business
 - Current Projects --- Working on a plan to fix the water issues around Unit 10 including a retaining wall and underground spout.
 - Working on a plan to fix the broken shutters
 - Ray will work with Colonial to have our contracts fit within our fiscal year
 - Ned's gutters will return in the spring
- New Business ---
 - Snowplowing - It's been a tough winter so far but feedback from the community and board observations is that the snowplowing has been doing a good job.
- Financial
 - Treasurers Report ---
 - \$112,300.49 – Reserve Balance Checking:\$15,660.95 Special assessment
Balance: \$10
- Closing/Adjournment
- Next Meeting May 11, 2026 at the Gazebo