

ANNUAL MEMBERS MEETING

Chateau Woods Property Owners' Association

Meeting Minutes-February 23, 2019

The Annual Members' Meeting of the Chateau woods Property Owners Association (CWPOA) was held on Saturday, February 23, 2019 at the Dyer-Schererville Public Library in Schererville, Indiana. The meeting was called to order at 9:32 a.m. Current Board members in attendance: Ed Hebda, Cathy Tencza, Rich Borgetti, Tami Fuss, Bob Trembacki, and Steve Kuehner. Flo Anderson and Bill Smykowski were unable to attend. President Ed Hebda welcomed and thanked everyone for attending and then he introduced current Board members to the audience.

The first order of business was the election of a chairperson for the meeting. Joe Douglas nominated Ed Hebda to preside over the meeting. Tami Fuss seconded the motion which was approved by the attendees

The next order of business was a calling of the roll and certification of the proxies to determine if a quorum existed for conducting the meeting. The sign in sheet showed 11 members present and 20 members represented by proxy for a total of 31 members (26 needed for quorum).

The next item on the agenda was to verify proof of notice of the meeting. Ed Hebda verified that, in accordance with the by-laws, written notice of the meeting was mailed to all members at least 10 days prior to February 23, 2019. Ed also reported that notice was posted on the Chateau Woods Facebook page. A motion to approve proof of notice of the meeting was made by Cathy Tencza and second by Tami Fuss. The motion was unanimously approved.

The next order of business was approval of minutes from last annual meeting held on February 24, 2018. A copy of the minutes was available for review, at the meeting and on the Chateau Woods web site. Bob Trembacki made a motion to approve the minutes, which was seconded by Steve Kuehner.

A report from Treasurer Rich Borgetti was next on the agenda. Rich reported that CWPOA treasury had a good year in 2018. Only 1 assessment is still delinquent from last year, and that delinquency has been a multi-year. However the property owner has been making some payments to settle their delinquency. The foreclosure property on Hillcrest has also had all of its past assessments paid in full. The management company, of that home, has paid all late and legal fees to CWPOA.

Rich reported that we were able to add \$6200 to reserves last year. Currently, CWPOA has almost \$28000 in reserves. Rich recommended that assessment be kept at \$295. He stated that the reserve may seem high but our last large pool expense was nearly \$23000 when the pool needed to be resurfaced. The 2018 budget was close to the actual. The only unexpected expense was for a new pool vacuum. Ed pointed out that the old vacuum had passed its useful life and a new one was needed.

Rich presented the 2019 budget with no major changes from 2018. A motion to approve the 2019 budget was made by Tami Fuss and seconded by Joe Douglas. The motion was unanimously approved.

The next item of business was a report from the President Ed Hebda. Ed first wanted to thank his wife Karen, who schedules, hires and oversees training of all the pool attendants. Ed also wished to recognize Pete Chorich for being the pool man and keeping the pool up and running. Ed also stated that Mark Creighton was retiring from his lawn business. The CWPOA Board wishes to thank Mark maintaining our common areas as his own. With Mark it was always a job well done.

Ed stated that our Facebook page is up and running. After a rough spot, early last summer, a guideline to comments was added. These guidelines have seemed to work well and keep things on task. In addition to Facebook, there is a

Chateau Woods web site with information for residents. Periodically flyers are posted at the pool to inform residents of upcoming events (family nights golf outing). Later this spring the annual Chateau Woods newsletter will be out.

Ed reported that the Town of Dyer and its ordinances are our first line of defense with property upkeep. For example, garbage cans being stored improperly are reportable by the Town Code enforcer. If the town does not get involved, the Board will send letters of warning to correct violations.

The next item of business was the election of Directors. Ed explained that the terms of position held by himself and Bob Trembacki were expiring. In addition, a vacant seat needed to be filled. Ed asked for nominations from the attendees. Ed was nominated by Cathy and it was seconded by Bob. Ed asked if any audience members were interested in being Board members. From the audience Monica Zanco and Joe Pomilia expressed interest. Steve then nominated Bob, but after some discussion, Bob stated that he would step aside to allow 2 new Board members. So a vote was then taken and Ed Hebda, Monica Zanco and Joe Pomilia were unanimously elected to the Board. The new terms of Ed, Monica and Joe will expire in 2022. The Board would like to thank Bob for his years of service and would welcome him back anytime.

There was no old business to report. Under new business, the rehab continues on Hillcrest drive. The dumpster has been there for quite a while. The Board will watch for progress on its removal. The Board is also aware of conditions of property on Chateau Dr. The Town of Dyer is involved with this residence and we are awaiting direction from the Town.

With no further business, the meeting was called to adjourn at 10:18 by Joe Douglas with a second to Bob Trembacki.