

Chateau Walk Homeowners Association

Annual Meeting Minutes November 10, 2020

President, Gary LaRue at 7:00 pm, called the annual meeting to order. Kietra Osborne and Jack Bodner were present. The role was taken and a quorum of homeowners was present for the annual meeting, certified by the board.

1. August 2020 financial review
 - a. A financial statement and budget review were performed. The cash position is at \$114,608. A vote was called to accept the 2020 financial statements. The vote was unanimous to accept the 2020 financial statements.

2. 2021 Budget
 - a. President presented the budget for 2021. The board is asking for a 2.8% increase in the association dues to \$555.00 for 2021. A discussion was held with the homeowners regarding improvements and plans for 2021. A vote was called and the new assessment of \$555.00 was approved by a majority voice vote.

3. Collection Update
 - a. Eleven homeowners have past due balances. Seven are small balances. Two homeowners owe less than \$2,000 and are in In-House collection. They will be referred for lien filing. One homeowner is in Chapter 13 status and is making monthly payments.

4. Amenities Agreement
 - a. President presented the negotiations and mediation held between CWHOA and Martha's Vineyard. The mediation arrived with an agreement that, beginning January 1, 2025, all Martha's Vineyard homeowners will pay the full annual amenities assessment. Currently, 17 owners do not pay. The association unanimously agreed to enter into the revised Amenities Agreement with Martha's Vineyard.

5. Update to Tennis Court
 - a. The president presented potential upgrade plans to the tennis courts. Options include other request sports, tennis and basketball. After discussion, it was proposed that a survey be sent to the homeowners of the options by no later than March 31, 2021. The board will use the survey to determine the changes needed in the facility. The motion is carried by a majority voice vote.

6. Tenant/Landlord Registry
 - a. The president presented issues in lack of proper information on landlords owning and tenants occupying properties within Chateau Walk. Discussion ensued as to methods and cost or fines for landlords not providing information for landlord contact or tenants that access amenities. A discussion ensued and a motion was

made to establish a registry where information is provided to the association and, if not provided, develop reasonable fines and assessments. The motion was carried by a majority voice vote.

7. Election of New Board Seat

- a. One seat was up for election. Two homeowners expressed interest in serving on the board. A call was made from the floor for additional nominees. No additional nominees came forward. The election was called and Meredith Hawks was elected to the board on a 20-5 ballot vote. Meredith was elected for a three-year term.

The meeting closed at 9:00 pm.