

Charon Pines Homeowners Association
Annual Meeting
Wednesday, March 19, 2025
5:30 PM Zoom Meeting
Minutes

I.Call to Order; Confirm Quorum – Pursuant to timely notice of the meeting having been given, Abbie Cobb, President, deferred to Carol Cannon, Managing Agent, Bliss Property Management, Inc., to run the meeting. Carol called the meeting to order at 5:35 PM. Quorum is a majority. Eight unit owners were in attendance via Zoom, so a quorum was met. In attendance were Patty Grady #58, Andrew Carpenter #50, Kiki Zaist #56, Abbie Cobb #62, Lynnette and Robert Will #46, Shawn and Ginger Ebbinghaus #44, Anne and Dick Rask (proxy for Steve Rask #60).

II.Approve Minutes of the last Annual Meeting – Carol asked if there were any changes to the 2024 Annual Meeting Minutes. There were none.

Approve the minutes of the April 2, 2024 Annual Meeting Minutes. M/S/P Kiki/Abbie. Passed.

III.Manager’s Report and Current Financials as of Dec 31, 2024 – Carol presented the 2023 Repairs and Maintenance and the Financials as of December 31, 2024.

Financials as of 12/31/2023

Operating Account = \$ 33,378

Reserve Account = \$43,642

No Units more than one month Past Due

Carol reviewed Year-End 2023 Balance Sheet, Profit and Loss Budget vs Actual Financial Reports as presented. Members present approved the 2023 Financials. M/S/P Lynnette/Abbie.

Carol reviewed the recent 2023 Repairs and Replacements (determined at the Special 2022 Membership Meeting and funded by the \$16,000 per unit assessment) and the proposed 2024 Repairs and Replacements.

Year	Project Description	Cost	Project Status
2023	Front Deck Waterproofing remaining units	\$3,120 (#62 still needs to be done)	Completed 2024
2023	Fire Mitigation – weed whacking	\$900	Completed
2023	Fireplace inspections	\$2,000	Completed
2023	Roof Replacement	\$89,000	Completed
2023	Siding Repairs - back and steps	\$1,000 estimate	2024
2023	Paint remaining front and back of both buildings, garage doors and all windowsills and trim	\$28,500	Completed
2023	Driveway sealcoat and crack sealing	\$3,900	Completed
2024	Fire Mitigation – weed whacking	\$1,000	August 2024
2024	Heat tape repairs – replace old heat tape And gutter repairs	\$5,000	2024
2024	Fireplace inspections	\$1,000	September 2024

Carol explained Turner Morris performed extensive heat tape replacement and gutter repair fall, 2023 was necessary due to leaking behind the gutters and original non-commercial grade heat tape failing.

IV. Proposed Operating Budget 2024 Discussion and Vote to Ratify – Carol reviewed the Proposed 2024 Budget spreadsheet. The Membership requires vote to ratify the budget. Carol reviewed each line item, noting the dues would increase \$50/mth/unit beginning May 1, 2024.

Dick Rask suggested the dues be increased more than the proposed \$50/mth to cover operating costs. The Board said they did not want to increase dues too much following the \$16,000 assessment last year. The Board will continue to review dues increases for the future. Carol said the expenses for heat tape replacement and siding repairs would be expensed from the Reserve Account, not the Operating Account.

Andrew Carpenter suggested the Reserve Account be in a higher interest-bearing money market account. Carol will implement this. Andrew C also asked if the Comcast expense can be researched. Some owners do not use cable any longer and stream channels. Some owners prefer to have cable. Carol and the Board will research this further and compare cost savings.

The Board is researching other plow companies to determine cost savings vs. service improvement. Carol said the current plow company's contract price will remain the same in 2024-2025 season.

After the New Business and Financial discussions, the Membership approved the Proposed 2024 Budget as presented with the Comcast/cable line item still to be researched. M/S/P / Dick /Abbie

V. Old Business – Discussion began regarding the updated Rules and Regulations. Carol explained these rules were revised by the lawyer in 2023. The Board recently approved them, but still requests input from the membership. Abbie suggested a committee be formed to review the regulations. Members present felt parking rules and enforcement, especially, need to be reviewed. Carol asked any members who are interested in being on this committee please stay on the Zoom after this meeting to set up another meeting to discuss Rules and Regulation updates. Andrew C, and Dick said they would be interested in participating. This committee along with Board, will meet to review the Rules and Regulations.

Carol asked if there was any other Old Business. There was none.

VI. New Business – Exterior Deck Maintenance – Dick Rask requested the Board determine if painting and sealing the concrete pads on the decks be an owner repair and responsibility or an HOA expense. Carol said decks are considered limited common area, so each owner is normally responsible for their own deck repairs. The Board will discuss this.

Lynette began a discussion asking if anyone is interested in switching out their old gas fireplaces for newer models, to save money if multiple units are done at once. Multiple owners were interested. Please contact Lynette at 412-656-3326 or balas19@hotmail.com.

Carol asked if there was any other new business. There was none.

VII. Election of Board of Directors and Officers –The current 2023 Board is Abbie Cobb, Kiki Zaist, and Brent Vaughan. Carol asked if any other members would like to serve on the Board. Andrew Delligatti volunteered to be on the Board. Brent Vaughan said he would step down if there were enough members. All other current Board members agreed to serve another 1-year term. The 2024 Board of Directors is Abbie Cobb, Kiki Zaist and Andrew Delligatti.

VII. Adjourn - Motion made to adjourn at 6:30 PM M/S/P Lynette/Abbie.

The Board of Directors met immediately following the Annual Meeting and elected the following officers for 2024: Kiki Zaist—President; Abbie Cobb – Vice President; Andrew Delligatti —Treasurer/Secretary;

All Board members, plus the Rules and Regulations Committee - Andrew C, (Dick Rask was not present) - agreed to meet at Kiki's unit on May 1, 2024 at 4:30 to discuss updating the Rules and Regulations. This group asked Carol to send out a notice requesting membership feedback and comments regarding the current Rules and Regs, including parking ideas.

All present would like to thank Brent Vaughan very much for his many years on the Board.

Adjourn - Motion made to adjourn Board Meeting at 6:45 PM M/S/P Lynette/Abbie.

Respectfully Submitted by:
Carol Cannon, Managing Agent
Bliss Property Management, Inc.
April 3, 2024