**Charter Ridge Homeowners Association**

**Board of Directors Meeting**

**Monday, February 24, 2025 6:30 pm**

**Via Zoom**

**MINUTES**

1. Call to Order; Confirm Quorum - Pursuant to timely notice of the meeting having been given, Danelle Miller, president, called the Board Meeting to order at 6:30 PM February 24, 2025. All board members were present via Zoom Meeting: Danelle Miller (#42), Clint Rivet (#30), and Jim Brody (#40). A quorum being present, the Meeting proceeded. Julietta Knapp (#22) Chair of the Roof Replacement Committee was also in attendance to present the Roof Replacement Committee report and update.

Carol Cannon with Bliss Property Management was also present.

1. Approve Minutes of Meeting February 8, 2024, Board Meeting - The minutes were approved via email prior to this meeting. All agreed no additional motion to approve is necessary.
2. Current Financials June 30, 2024 - Clint deferred to Carol to present the financials. Carol reviewed the financials. There are no units past due. All approved the financials. Motion to approve the financials as presented M/S/P Jim/Alvaro: Passed Unanimously
3. Maintenance List Updates and Future Schedule and Capital Plan
4. Charter Ridge Roof Replacement
5. Roof Replacement Financing
6. Annual Meeting Date – early September
7. Old Business
8. New Business
9. Adjourn