

Agenda for Chateau Claire Inc. Board
September 13, 2017
Jehn Building
6:00 - 8:00 PM

- I. Welcome
Board Member present: Jay Gietl, Lenore Knox, Sue O’Keefe, Glenn Iverson

Visitors: Tom O’Keefe, Nancy Holloway, Debbie Werts, Todd Rutherford
- II. Approval/Additions of Agenda
- III. Discuss/Approve August 26, 2017 Minutes
A motion was made by Sue, 2nd by Glenn to approve the Pre and Post HOA meeting minutes from August 26, 2017. Motion passed.
- IV. Board Communications/Concerns- *Table till next meeting*
 - Board expectations
 - i. discussions, motions and voting
 - ii. email communication
- V. Financials
 - 2018 budget proposal
Rent collected by CC from unit 1 that will reflect on the budget. If the Hammersmith (HMI) maintenance person lives in unit 1 then rents can be deducted from their paycheck, so it will not show as a collected revenue. Item will be discussed after more information from HMI.
- VI. Old Business
 - Management Company Decision
 - i. Hammersmith
A motion was made via email by Lenore, 2nd by Glenn to move forward with Hammersmith as the manager for Chateau Claire. Motion was voted on via email. Motion passed 4-1.
Gwen Cook with HMI was present to answer contract questions and explain the transition process. HMI will work with Debbie and Tom to transition information over to HMI. Entire process usually takes 3-4 months. HMI will send welcome and information to all owners.
 - Chateau Claire Declaration Question
 - i. 1987 vote dictated the rental program/policy we have today, will require a vote to change
BOD will need to work on drafting the proposed change to Declarations. The lawyer will need to look over before it is sent to owners for a vote.
- VII. New Business
 - Management Contract and Transition
There was a discussion about Debbie working with HMI to transfer over info on upcoming rentals and CC information. Jay will look over the HMI contract and submit to HMI by Sept 18th.
 - Rental Program/Policies
There was a discussion about regulating the rental program. The Declarations

state that no more than 50% of units can be a part of the rental program. The Rules and Regulations need to be updated with updated policies for rentals.

- Washer/Dryer Policy Review- tabled
- Condotel

As CC has no plan to sell Unit 1, we will have to work within the Condotel framework. If the HMI employee does live in Unit 1, we may be able to work around the Condotel label.

VIII. Next meeting: October 11, 2017, 6pm, Jehn Building.

A motion was made by Lenore and 2nd by Glenn to adjourn. Meeting adjourned at 8:03pm.

Respectfully Submitted,

Lenore Knox
Chateau Claire BOD Secretary