Charlestown
Condominium Homeowners Association

Board Meeting: August 11th, 2026

Board Members Present: Kurt Lehbrecht, Jim Deady, Nate & Leah Fick, Tony Pizzino, Amanda Klein, Mary Ann Schacht & Izzy Shutts

Homeowners Present: None

Minutes: Were approved by the board and distributed to homeowners.

Treasurer's Report: July 2026 Cash on Hand: $8,722.14, Receipts to checking: $8,205, Total Expenses for July: $8,360.29, General Fund: July 31st, 2026: $8,566.85, Reserve Fund: July 31st, 2026: $38,600.04, Cash on hand: July 31st, 2026: $47,166.89

A Motion was made by Mary Ann to approve and 2nd by Leah. Motion Passed.

Buildings: The gutters on buildings B and D have been sealed and fixed. We also want to provide an update regarding the recent water concerns in a unit in building G. The issue has been addressed and there are no longer any concerns at this time. The source of the problem was determined to be something that was not the responsibility of the condo association. The homeowner has taken appropriate actions and the repairs have been completed.

Grounds: NR Asphalt did the patch work on parking lots of buildings A, F and G on Tuesday August 18th. Sealing will be done on a different day. If you are living in one of these buildings, keep an eye out for another email in regards to the day NR Asphalt will come again.

Grass: Davis is still doing weekly cuts. Davi will also spray the weeds that are growing in the cracks of the sidewalk and remove them the following week.

There were birch and maple trees that were recently removed from the property. The trees had become a safety concern due to their condition and the possibility of them falling.

Snow: TJs Unique Outdoor Services will be doing all the snow work this coming season.

There was a motion made to approve a contract with TJs Unique Outdoor Services by Kurt and 2nd by Amanda.

Pool: There was a water meter installed. We are planning to keep the pool open as long as possible after Labor Day, weather permitting, so residents can continue to enjoy it. We will schedule pool closing accordingly and will provide an update once a closing date has been determined.

Old Business: Please make sure the area around your furnace is clear and that nothing is touching or interfering with your unit. Please also make sure your ac unit is clear of weeds and

any other debris so there is adequate airflow around the unit. Keeping these areas clean and clear can help your heating and cooling systems operate safely and efficiently.

New Business: The 2027 budget is currently being reviewed. We are taking the time to look over anticipated expenses and costs for the upcoming year to ensure the budget appropriately meets the needs of the association.

You should have gotten an email from Jim in regards to updating your directory information. Please review the email and respond no later than Sept, 6th. If you did not get an email from him, please reach out to him by email - jimdeady5@gmail.com

A Motion was made to adjourn by Amanda and 2nd by Jim. Motion passed, and the meeting was adjourned.

Respectfully Submitted,

Izzy Shutts (Secretary)