Charlestown
Condominium Homeowners Association

Board Meeting: September 13th, 2026

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

Homeowners Present: None

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

Treasurer's Report: September 2026 Cash on Hand: $7,807.96, Receipts to checking: $5,050.00, Total Expenses for September: $6,267.01, General Fund: September 31st, 2026: $6,590.95, Reserve Fund: September 31st, 2026: $41,329.48, Cash on hand: September 31st, 2026: $47,920.43

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

Buildings: There is a unit in building D that has a leak in the roof. The roof was repaired on September 13th. May need additional repairs and is being monitored.

A motion was made to approve all roof repairs by Jim and 2nd by Leah.

Grounds: NR Asphalt has given a quote for the alley which would be scheduled for next year.

Grass: Davys is on the schedule to do all fall clean up and will continue to cut grass as needed.

Snow: TJs Unique Outdoor Services will be doing all the snow work this coming season. If there are any concerns or damage done to property from the snowplow, please reach out to Leah. **Please do not address any issues or concerns with the company directly**. TJs will come out and stake to get prepared for the season.

Pool: The pool closing went well. Horizon got the pool flushed and winterized.

Old Business: None

New Business: We would like to remind all homeowners with outside units to turn off the water supply to their outdoor hose spigots and disconnect any attached hoses. Failing to properly shut off the water before freezing temps arrive can cause pipes to freeze and crack. We also strongly recommend purchasing and installing insulated outdoor faucet covers to provide additional protection.

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

Respectfully Submitted,

Izzy Shutts (Secretary)