

Monthly Meeting of Christianna Condominium Owners' Association
Wednesday, November 22, 2023

Meeting called to order at 5:35 p.m. by President, Marj Eggers. Members present were Gordon Cheatum, Ellagrace Brown, Brandon Welch and Laurel Mathers, constituting a quorum. Donna Reynolds, property manager, and Stephanie Giyan, the bookkeeper were also present. Two homeowners also attended in person.

The minutes of the October 25, 2023, meeting were reviewed and it was determined to edit to acknowledge the attendance of Diversity at the October meeting.

The financial report for the period ending October 31, 2023, was reviewed. Fund balances for checking are \$1,753.06, Savings/Capital Reserve \$33,400.25 and petty cash \$70.13 for a total balance as of October 31, 2023, of \$35,223.44. Brandon Welch made a motion to accept the Financial Report. Gordon Cheatum seconded the motion, and the vote was unanimous.

Old Business

The fine schedule issue will be ruled by changes to the law as of August 1, 2023. Donna agreed to put the new fine schedule in writing.

New Business

There was an email vote by the board with regard to the increase in dues in the amount of \$45 bringing the total dues to \$295 beginning January 2024. The vote was unanimous. The 2024 budget was presented by the bookkeeper. Email voting protocol was discussed and it was determined to utilize email voting for emergency purposes only.

The next meeting will be held on Wednesday, December 20, 2023, at 5:30 p.m. Beginning in 2024 the monthly board meetings will be changed to the last Monday of each month beginning at 5:30.

Ellagrace Brown moved to adjourn the meeting at 6:38 p.m. and Laurel Mathers seconded. The vote was unanimous.

Marj Eggers, President

Laurel Mathers, Secretary