

3 Chisolm HOA Q2 Public Board Meeting

Meeting commenced at 5:30 p.m. EST on June 2, 2025

This meeting was conducted via Zoom

Board Members Present:

Darren Marshall - President
Amy Hutchens - Vice President
Gary Zuar - Treasurer
Jeff Fackler - Secretary
Agha Babanouri - Not present

Property Owners Present:

Richard Urquhart - Unit 102
Teresa Tarabocchia - Unit 401

Tommy Knisley - Chisolm Property Manager

President Darren Marshall called the meeting to order at 5:30 p.m. EST.

Financials:

Gary Zuar provided the financial update. The summary of that discussion is below and was distributed to all property owners via personal email on 6/2/2025.

The Financial results through March 31, 2025 indicate that the Community has generated a \$41K operating gain which was \$40K better than anticipated. Revenues were higher than expected by approximately \$29K.

This is largely due to the receipt of a \$22K Insurance Settlement in February, resulting from damages incurred in 2024 from an ongoing construction project. Additionally, the timing of upfront storage fees compared to a pro rata budget allocation also caused revenues to be higher by \$7K.

Expenses were better than expected through the first quarter by approximately \$11K. This resulted from lower maintenance, professional and insurance costs. Most of these savings are not anticipated to continue as they reflect timing differences that will reverse by year end. April operating results are included also for your review and represent a modest deficit as a result of the timing differences explained above.

The Balance Sheet through March indicates that Operating cash reflects a \$41K balance and Reserve Fund cash is at \$169K.

The \$50K Line of Credit drawdown in November 2024 has only \$21K outstanding through March. It should be noted that the entire remaining balance was paid off in April.

The net equity in the operating fund has become positive by \$18K as a result of the operating gain generated through March.

The net equity in the Reserve Fund of \$199K is at its highest level in 2 years. This results from the Special Assessment implemented on January 1 and exit/transfer fees net of capital expenditures incurred through the March. It is anticipated that our Reserve Fund projections will be met by year end 2025.

The Q1 fiscal results are encouraging and are consistent or better than our overall financial projections.

The Board will continue to assess our overall financial condition and Capital needs, including an updated status on the condition of the roof. We will continue to be transparent in our deliberations and review and keep you all apprised as situations change.

Gary also reported that Davis & Company CPA's is reviewing our financial reports and a report back from them is due later this month. He will report those findings to the board as soon as he receives them and in his financial report at the Q2 board meeting.

President update: Darren Marshall

The survey of the roof in the main and gymnasium buildings was completed by ABS in April.

Positive news on result is the main building roof is serviceable for another year. We will repeat the survey again next year for another assessment.

Unfortunately, the gymnasium roof report indicates the need to replace/repair that surface. Building manager Tommy Knisley has collected estimates and will continue that process. Estimated for the gymnasium building are in the \$50-60,000 range at this time. There are currently no ongoing leak or immediate need for urgent repair. The HOA will make plans to conduct those repairs later this year.

The balcony structure on the buildings are the responsibility of the HOA to maintain. Unfortunately, the balcony on unit 207 was identified in need of repair during inspection. Initial estimates of the cost of repair is \$50,000. Tommy Knisley is working with contractors for further cost and timing of repair. There is no immediate danger to residents, however, the repairs will need to be completed this year to ensure structural integrity.

Darren also reported the annual inspection by the Historic Charleston Foundation (HCF) found no issues of concern. Good news our beautiful property continues to comply with historic Charleston!

Gary Zuar indicated our YTD financials and capital reserves should allow for the gymnasium roof replacement and balcony repair if costs do not rise or other unforeseen circumstances arise. The main building roof replacement will likely require an assessment of property owners in future years.

Building Manager: Tommy Knisley

Obtaining estimates for sprinkler head repair and replacement. The courtyard clean-up has been completed.

Open questions:

Dick Urquhart (Unit 102) was president at the meeting and noted some of the flat pavers on the sidewalk in front of the buildings were loose/uneven. To our knowledge, the sidewalk area is the responsibility of the City of Charleston. Tommy Knisely will follow up to clarify and report back with his findings.

Amy Hutchens (Unit 403) asked Tommy to assess the parking area in the garage to determine the cost and need for striping and renumbering of parking locations. Much of the paint is faded. Tommy Knisely will report back with recommendations and cost.

Amy Hutchens (Unit 403) asked if there were plans to replace numbers on the doors in the gymnasium units as they were removed during painting. Teressa Tarabocchia (Unit 401) and Amy will touch base with Stephen Hodson (Unit 405). Understanding was Stephen Hodson was working on this replacement and was budgeted into the gymnasium and stairwell refresh this past fall.

Board Meeting Schedule for 2025. Locations TBD. Zoom TBD if required. Communication will be made to all residents prior to meeting for location or method.

Q1: Monday, 3/10/2025 5:00 p.m. EST

Q2: ~~Monday, 5/19/2025~~ 5:00 p.m. EST. Re-scheduled to Monday, 6/2/2025 5:30 p.m. EST to allow for roof survey results

Q3: Monday, 9/8/2025 5:00 p.m. EST

Q4: Monday, 12/8/2025 5:00 p.m. EST

The meeting was adjourned at 5:55 p.m.