



P.O. Box 2901, Augusta, ME 04338-2901 *(207) 242-4535



January 2026

CAPITAL AREA HOUSING ASSOCIATION

"LANDLORDS WORKING TOGETHER"

Officers

President

Ratna Don

ratnadon44@yahoo.com

Vice President

Kim Gleason

kimgleason@myfairpoint.net

Secretary

Nicole Covelli-Wentworth

NCovelli1969@gmail.com

Treasurer

Ratna Don

ratnadon44@yahoo.com

Board of Directors

Charlie Anderson

speakez99@yahoo.com

Ratna Don

ratnadon44@yahoo.com

Kim Gleason

kimgleason@myfairpoint.net

Christl Theriault

christltheriault@gmail.com

Nicole Covelli-Wentworth

NCovelli1969@gmail.com

Dear CAHA Members,

Another New Year has begun. CAHA is looking for additional Board of Directors. If you are interested in becoming an officer or director, please contact CAHA by phone at (207) 242-4535 or via email at caha@caha4u.org.

I want to take this opportunity to thank the Officers and Directors for their time, cooperation and dedication to our organization this past year.

Our 2026 annual meeting will be held via Zoom. It is scheduled for 6 p.m. on Tuesday, February 10, 2026. We need at least 10 members in attendance in order to have a quorum. Please consider attending and bringing another CAHA member along with you! The Zoom link for the annual meeting can be found on page 2.

Wishing you a happy and healthy New Year,
Ratna Don
CAHA President

Slate of Candidates for the Board of Directors:

Ratna Don, Kim Gleason, Nicole Covelli-Wentworth

CAHA is inviting you to a scheduled Zoom meeting.

Topic: CAHA 2026 Annual Meeting

Time: Feb 10, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86346971030?pwd=NyL3Yi88KgsjfwSyU4UuyxINiBCVIN.1>

Meeting ID: 863 4697 1030

Passcode: 630712

One tap mobile

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Join instructions

https://us02web.zoom.us/join/86346971030/invitations?signature=7iDqyi-CadZOkGH4WtwezuNchMaKFjrWdtK_Rg8posY

Capital Area Housing Association (CAHA)

Annual Board Meeting

Held on Zoom, February 11, 2025

In attendance: President Ratna Don, Vice President Kim Gleason, Secretary Brian Keezer, and Directors Charlie Anderson and Nicole Covelli-Wentworth and 7 other members. A quorum was established.

The meeting was called to order at 6:05 pm, EDT. 12 members were present. Motion was made by Charlie Anderson, seconded by Louise Hinkley, to approve the previous meeting minutes. The motion approved unanimously.

Kim Gleason made a motion to approve 2024 January 1 through December 31 treasurer's report. Charlie Anderson seconded. The motion approved unanimously.

Louise Hinkley made a motion and Kim Gleason seconded to approve Charlie Anderson as a board member for the next two years. The motion approved unanimously.

Christl Theriault volunteered to become a board member. Louise Hinkley made a motion and Charlie Anderson seconded to approve Christl Theriault as a board member for the next two years. The motion approved unanimously.

Ratna Don and Kim Gleason discussed upcoming 132nd Legislative Session at Augusta State House. Kim said that there is a bill LD-493 to make mandatory water testing for PFAS (Polyfluoroalkyl Substances) for landlords only. Christl Theriault has forwarded members the copy of the bill LD-493.

Kim informed that the City of Augusta sent out a large postcard to tenants about tenants' rights. Kim had worked with the City Counciler Eric Austin on this mailer and was able to include a few bullet points to the mailer about tenants' responsibilities.

Kim Gleason made a motion to adjourn the annual meeting and Christl Theriault seconded. Meeting adjourned at 6:14 pm.

Respectfully submitted,

Brian Keezer
CAHA Secretary

Treasurer's report

Capital Area Housing Association

Profit & Loss 2025

January through December 2025

Income

2025 Dues-----\$6,276.00
2025 Late Fee-----\$ 30.00
2026 Dues-----\$ 100.00
Interest-----\$2,188.32
Total Income----- \$8,594.32

Expense

Administrative Staff-----\$1,100.00
CAHA Website-----\$ 59.40
Data Management-----\$2,000.00
Legal Fees-----\$ 35.00
Legislative Expense-----\$1,648.00
Newsletter Creating-----\$ 180.00
PayPal Fees-----\$ 84.90
PO Box Rent-----\$ 234.00
Postage-----\$ 194.68
Tax Preparation-----\$ 50.00
Telephone-----\$ 205.02
Text Service-----\$ 1150.00
Vehicle Mile Expense--\$ 149.00
Zoom Subscription-----\$ 169.49
Total Expense-----\$7,259.49

Net Income-----\$1,334.83

Balance Sheet

As of December 31, 2025

Current Assets

Checking/Savings

Edward Jones 12-month CD-2025-11-----\$ 22,000.00
Edward Jones 12-month CD-2025-05-----\$ 22,000.00
Edward Jones Interest Account-----\$ 578.00
Kennebec Savings Checking-----\$ 50.00
Kennebec Savings Money Market-----\$ 35,691.31

Total Checking/Savings-----\$80,319.31

Total Current Assets-----\$80,319.31



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