

Killington Gateway II Condominium Association, Inc.

Minutes of Board Meeting
Wednesday, January 9, 2019
6:30 p.m.

Board members present: Luanne Bauer, Caroline Germond, Joe Fritch, John Lydon, Patricia McGee

Other owners present: Heather Cappiello (#8), Scott Lydon (#11), Andrea Broadbent and Ted Stagg (# 26)

Management: Jacob McGrath

Accountant: Christine Morrison

All of the above participated in the meeting by phone.

President Patricia McGee called the meeting to order at 6:34 pm

1. New Insurance Policy

During the fall of 2018 Director John Lydon shopped the Association's master insurance policy, and succeeded in finding not only a much reduced premium (from \$31,930 down to \$13,347). In addition, the new policy removes KG II from the high risk pool to which it has been restricted since the January 2014 fire.

Ms. Morrison has calculated that the \$18,583 difference, spread out to the second, third, and fourth quarters of 2019, will result in an *average* savings of \$221 per quarter per unit. The directors voted unanimously to proceed with this adjustment to the KG II common fees for the remainder of the year. The Board and other owners have expressed appreciation to Mr. Lydon for his efforts.

Director Caroline Germond wondered about a 12/31/18 email from Steve Lydon (#12) to the KG II membership, stating that "Caroline Germond expressed her desire to go with the more expensive insurance carrier, keeping status quo without questioning cost, value or considering the best interest of us condo owners." For the record, Mrs. Germond has never articulated any such "desire."

2. Application to the State for sprinkler system variance

During two meetings between KG II (Board President Patricia McGee and Manager Jacob McGrath) on the one hand, and state and city fire officials on the other, there was a suggestion that the Association apply to the State for a variance from the requirement of a building-wide fire suppression system. The officials declared that "Better detection saves more lives than fire suppression." So in October Mr. McGrath filed the application according to the officials' instructions; he has yet to receive a written response, but suggests that it might not be favorable to the hopes of KG II. The Board was hoping that by upgrading the current detection system the Association could be excused from the requirement of the sprinkler system.

Mrs. Germond asked that Mr. McGrath request from the state's fire officials a *written explanation* of the 13R (less costly) option that would require only ten minutes of water to be available.

3. Washing Machines

The Board has discussed the possibility and cost of replacing the current coin slots on the washing machines with a card-operated pay system. It seems that it would be expensive, and not worth adding to old machines.

4. Projects

-Proctor Gas will begin next week to clean all propane heaters in all apartments. This service is scheduled for every two years, and is paid through the association dues.

-The snow removal signs have been ordered, and will be installed this month. These signs will ask that residents move their vehicle after the first pass of the snow plow, so that the second plowing can get to uncleared areas.

- Mr. Lydon volunteered to order laminated “Do Not Flush” signs from Staples, enough to distribute to units in both buildings I and II.
- New counter tops will be installed next week in the lounge and sauna areas of the basement.
- Mr. McGrath has an estimate of \$5100—including materials—to stain the bannisters and wainscoting in both stairwells. He is awaiting a second quote.
- Concrete work (patio, walkway, and regrading) will be delayed until the spring.
- Painting the railings of decks will also be delayed until the spring.
- Owners who would like to see an example of the outdoor lighting fixtures for which there is a quote, may look at the ones in the parking lot of Rutland Regional Medical Center. Mrs. Germond asked Mr. McGrath to send manufacturer photos of the light fixtures to the Board.
- Trees that were cut down in back of the building will be removed when the ground hardens.

5. Waste Water Control Panel

A minor backup occurred when the control panel breaker tripped. After turning the breaker back on and unjamming the pump, the system was working. But a hard rain and accumulating water could cause the backup to recur. A new control panel with auto dial will be installed in May.

6. Vent Fans

Mr. McGrath has sent letters to the owners of the three units where the fans are still the originals. He will follow up with these owners.

7. Completed Projects

- A drastic removal of trees occurred since the October Annual Meeting; the logs will be removed when the ground hardens sufficiently. In addition to removing all the stumps, landscaping of the area will be necessary, similar to the way that the hillside around the 2013 installation of water tank was converted from mud to a grassy slope.
- Basement thermostats have been raised to a 55 degree setting to try to take the chill off of first floor apartments.

8. Delinquencies

- Unit #2 is two quarters in arrears, not counting the current quarter due January 15.
- Unit #16 owes more than the current quarter, but has sent pre-dated checks which will catch it up.

9. Other business

-Heater Cappiello (#8) shared the following concerns:

+Does Proctor Gas need to clean their heaters since the Cappiellos use only the electric system?
 Answer: KGII pays Proctor to service all the units in the building, for the sake of insurance and safety. So yes, even those appliances that are not used regularly must be serviced.

+She doesn't need a “Do Not Flush” sign because #8 doesn't rent. The Board suggested that ALL owners in both buildings accept the sign, whether they post it or file it.

+She suggested that when the decks do get stained in the spring, that a “better quality” of stain be used than the last time. She recalled that the contractor said at the time that it wasn't the best quality of stain.

+She reported that she had called the police regarding a noisy neighbor in #16 (above #8); the neighbor was angered by the presence of the deputy. Mr. McGrath will send a letter to the owner of #16—with cc to the Board and to Mrs. Cappiello-- regarding the disturbance by the tenant.

-Andrea Broadbent (#26) apologized for having chimed in prematurely--during the agenda portion of the meeting—regarding the new insurance policy and whether it might not be contingent on certain fire risks. She expressed concern that the new \$13,347 premium “might not stick,” and that therefore it might be prudent to delay the reduction of common fees until the third, rather than the second quarter of 2019.

The four Directors who were still present (Mr. Lydon had excused himself at 7:25 because he was in Chicago) agreed that this would be reasonable, and could be discussed at a Special Meeting in the next month or so.

Mrs. Germond moved to adjourn the meeting; Ms. McGee seconded the motion. The meeting was adjourned at 8:15 pm.

Minutes recorded by Caroline Germond, Secretary

Note

On January 10, the day after this meeting, Jennifer Vogel, of the Cool Insuring Agency, Inc. emailed the Board to introduce herself and the company. Based on her assurances that the premium would not increase even upon inspection of the property, the Board's consensus was that a Special Meeting would not be necessary. The Association's quarterly fees will be reduced beginning with the second quarter's billing cycle, as agreed during the regular meeting.

Caroline Germond, Secretary