

Killington Gateway II - Jan 13, 2020 Board Meeting Meeting Minutes

Board Members present by phone:

- Michael Blasi
- Steve Lydon
- Joseph Fritch
- John Lydon
- Lois Tupay

Additional Team members

- Christine Morrison
- Jacob McGrath

Homeowners present by phone:

- Luanne Bauer
- Justin Belford
- Caroline Germond
- Pat McGee
- Heather Wotton
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Meeting Opening: Michael Blasi, open the board meeting at 6:34 pm on Monday January 13, 2020.

Approval of 2019 Minutes: Michael Blasi moved to approve the minutes of the September 28, 2019 Annual Board meeting minutes. Board members voted to approve.

Financial Update - Christine Morrison, CPA

The following financial report is as of December 2019, however is not final.

\$ 20,492 Operating funding

\$134, 808 Restricted for Capital Improvements.

Note: There were capital improvements paid out of the operating funds account so if needed, the capital expenditure account can refund the monies to the operating funds account..

Accounts Receivable

\$8,567

No Balance in 2019

Accounts Payable

No bills to payout

Profit/Loss

Quarterly dues	on target
Unit 24	Bank took over. Bank does pay dues
Legal fees	under budget
Pest Control	Under budget
Pool and Tennis	Under budget
Grounds	Under budget
Building Maintenance	On budget
Water sewerage	over budget

All homeowners are up to date on the dues

Building Management Update: Jacob McGrath, Killington Vacation Rentals

Sewer system review

Upgraded septic lift station was completed on 1 pump. The upgrade was a V-series pump, which is considered to a self-cleaning commercial pump. During the upgrade the 2nd pump was due for a routine maintenance. This maintenance was not completed nor was the septic tank cleaned prior to the upgrade to the system.

Since the upgrade, our building did experience a sewerage backup. Jacob did receive an alert and monitored the system for 48 hours. However the board received notification by Lois who happened to go downstairs and discovered the sewerage backup.

On further discussion we learned that the pump upgrade was not properly sized for the demands of both building 1 and 2.

Action Item: Jacob to provide cost and size of a second V-series pump to meet the demands of both building 1 and 2.

ECD: estimated completion date was not assigned. Follow up required.

Perimeter drainage

Jacob stated that 85 to 95% re-pitch of grounds is in place.

Regrading around the building is required.

Action Item: Jacob to provide cost of regrading grounds around the building

ECD: estimated completion date was not assigned. Follow up required.

Sprinkler system

No new information to report.

Roof insulation

Currently there has been an ongoing issue with the top floor roof leakage. In addition, during the winter months there is a buildup & falling of ice. The ice falling could seriously hurt a homeowner/renter.

Jacob discussed that there are no signs of damage, or cracks in roof. However, Jacob did discuss our building has a poor roof design. The roof is very flat, poor ventilation and under insulated.

Jacob recommends adding more insulation. This might prevent the leakage the top floor units are experiencing.

Action Item: Jacob to provide the following:

- a) Cost to add additional insulation
- b) Investigate solution to the ice buildup/falling
- c) Investigate solution for roof over entrance ways

ECD: estimated completion date not assigned. Follow up required

Internet upgrade –

Internet upgrade project has not been defined.

Action Item: Jacob will have Vince reach out to John to begin discussions.

ECD: estimated completion date not assigned. Follow up required.

Snow removal / parking

No issues were brought up at this time

New runners/mats have been added to the first floor entryway

New: 2 shovels in the game room and salt at entrances

Parking lot

Lighting:

- It is recommended to have a small raised pillar to keep cables out of the weather and installed in proper conduit. Cables are currently buried in ground without conduit.
- **Action Item:** Sample light fixtures will be available for homeowners to view.
Estimated cost: Once fixture and design has been determined Jacob is to provide new cost of the project.

ECD: spring 2020

Regrade top parking lot.

- Patch was completed where the waterline broke.
Original cost to regrade was estimated between \$7,500 and \$9,000.

Action Item: Jacob to schedule regrading with contractor.

ECD: spring 2020

Late Fee/Collection policy

Steve and Lois have worked on an update to the Late Fee/Collection policy

Action Item: Steve and Lois will review updated policy at April's Board meeting

EDC: April Board meeting

Trash Dumpster Move

This past summer the Trash Dumpster was moved to the upper parking lot. This move was recommended by several homeowners and the trash removal company.

However moving the trash dumpster causes homeowners to walk further or as some homeowners do, drive to the dumpster.

A request was received to move the trash dumpster from its current the location back to the lower parking area. There have been numerous people, whom are not residents of KGW1 or2, dumping furniture and garbage in the dumpster or at the side of the dumpster.

Another homeowner stated that there were times when strangers would be dumping their garbage and they were scared to say anything to them because of the trespasser's aggressive attitude.

Jacob recommended putting a fence with a lock around the trash dumpster. This is a very common practice at other condominium facilities.

Action Item: Jacob stated he would take board members to see other facilities solution to the trash dumpster.

The Board (John Lydon) will send out a survey for homeowner input on the location of the dumpster.

Homeowner Open Forum:

Justin presented his request for his renter to be able to keep her pet dog on premises

Justin provided a proposal for Board approval an updated to the Pet Policy.

It was agreed the Board (John Lydon) will reach out to homeowners via an inquiry email for their input.

Caroline informed the Board she has the key to the file cabinet currently in the linen room.

Caroline will give Lois the key.

Caroline asked the board to whom she should turn over the "CONDO" subscription to.

The Board will get back to Caroline.

Luanne informed the group that Vermont has passed a composting law effective July 2020.

Jacob stated that he is aware of the law; however the State of Vermont has not provided any guidelines or rules for implementation and maintenance. Therefore, no action will be taken until further information is provided by the state.

Heather Wotton requested an explanation on her late fees charges. After a lengthy discussion the Board informed Heather that they will review the situation and get back to her.

Michael Blasi ended the meeting at 9:01 pm.