

**Killington Gateway II – January 11, 2021 Board Meeting,
Dial in: 1-605-475-3220 access code: 538128**

Board Members:

- President: Michael Blasi
- Vice President: Steve Lydon, Joan Lamarca
- Treasurer: John Lydon
- Secretary: Lois Tupay

2021 Board Meeting Schedule

- January 11 6:30 pm
- April 12 6:30 pm
- July 12 6:30 pm
- October 2 8:00 am – Board Meeting
- October 2 10:00 am – Annual Owner Meeting

Homeowner Attendees:

Loon Bauer
Debbie Brim
Paul Tupay
Scott Lydon
Pat McGee
Michelle Fisher
Carol Pouliot
Heather Cappiello

Opening Remarks: Michael Blasi, Board President
Happy New Year!!

Topics for Discussion: Board Members

Projects:

- Laundry Room Upgrade
 - New washers and dryers have been installed as of 12/30.
 - Laundry room has been freshened up with a coat of paint.
 - WiFi for the laundry room has been completed.
 - Homeowners can now pay by credit card
 - TKG worked with Laundry Equipment Company to eliminate the pre-authorization charge of \$7. You will be charge the \$2.25 per load.

Action Items:

- Replace end caps on the base board heaters.
- Replace shut off valves which are currently leaking. Plumber has been contacted.

- Roof maintenance (leaks and insulation)
 - Snow guards have been installed.
 - Double locked the standing seams in valley.
 - Applied a commercial grade sealant to the seams around chimney flues and base of all vent pipes penetrating the metal roof.
 - Replaced gasket screws at the eaves with longer screws which will actually hold.
 - Sealed holes caused by improper removal of ice.
Note: the above will not solve the roof leak issue but should help reduce the leaking.
 - Insulation:
Action Item:
TKG will provide the Board with recommended solutions with quotes.
- Basement
 - Temperature and Insulation
 - **Action Item:**
TKG will request 3 or 4 quotes from Building Insulation Contractors (3/4) for building insulation. This work will be scheduled to start Fall 2021.
 - Sump Pumps
 - Existing Sump Pumps/Drainage Lines
 - The existing sump pumps will remain in their current locations
 - Install a new 3-inch PVC drain line with connections to the existing sump pumps.
 - The 3-inch line will run into the high-volume sump pump pit and discharge into the culvert by lower parking lot.
 - The existing, rotted galvanized discharge line from the high volume sump pump to the culvert will be replaced with PVC pipe in the Spring.
 - New Sump Pump
 - New Sump Pump locations have been determine and marked in white paint on concrete wall.
 - Dehumidifiers
 - Four new dehumidifiers are needed to address the dampness and mildew in the basement.
 - Cement Cracking
 - The original rebar was incorrectly installed and spalling has occurred over time, however there is no structural concern and the cracking will be addressed.
- Recycling
 - Add Dumpster for recyclable items

- Survey was sent out to all Homeowners requesting response to adding another dumpster for recyclable items.
 - 75% in favor
 - 25% not in favor
 - Survey did not mention the additional cost to having the second dumpster.
 - Determine Removal Frequency
 - Discussion: Homeowners can take their recyclable items to Rutland Regional Transfer Station, 14 Gleason Rd. The Transfer Station is 5.3 miles from Killington Gateway.
 - Building 1 homeowners are using building 2 dumpster when their dumpster is full. Building 1 dumpsters are picked up every 2 weeks, this causes an overflow of trash and when the overflow occurs the homeowners throw their trash in building 2's dumpster.
 - **Action Item:**
 - Michel Blasi will discuss the issue with Building 1 Board President.
 - Based on the above discussion, it was agreed the TKG will send out another survey with the cost of a 2nd dumpster.
 - House rules for trash/recycling
 - **Action Item:**
 - Joan and Lois will update the House Rules and distribute to homeowners for comments.
- WiFi Upgrade
 - Comcast Contract, HD & Bandwidth
 - Comcast contract is up in April. The contract will be updated to add HD and possibly increasing the bandwidth to all units.
 - HD will be provided at no additional cost to the homeowner. Details will be provided to homeowners about upgrading from existing cable devices to HD devices once details are determined.
 - We are exploring the possibility of increasing overall bandwidth, but further testing is required with the new WIFI system before that decision is made.
 - Single Digits Contract
 - We may be able to cancel the Single Digit contract and save money. This is depending upon the service and reliability of the new WIFI system.
 - WIFI
 - The Board worked with a 3rd party provider (not Single Digits) to order new equipment, partner with TKG on the setup, implementation, and installation of two devices on each floor, and internet connection to the laundry facilities.

- Newsletter feedback
 - Newsletter will continue to be distributed to all homeowners

Property Management Update:

- Fireplace Cleaning
 - Proctor gas is schedule to clean all fireplaces in the February / March time frame.
 - Homeowners will be contacted with exact date for their unit.
 - HOA is responsible for the cleaning. Replacement of parts is the responsibility of the Homeowners
 - Bathroom Leaks
 - Unit 7 leak and joist repair
 - Joist
 - The work on the Joist has been completed
 - **Action Item:**
 - Joist under John Lyndon's unit are not supported. TKG will investigate and provide feedback as to next steps.
 - All Leak repairs in Unit 7 bathroom have been completed. Contractor did a good job.
 - Unit 19 leak
 - Unit 19 reported a potential leak in the wall.
 - **Action Item:**
 - TKG to investigate and provide feedback.
- Weekly Cleaning update
 - Thursday weekly cleaning continues.
 - Touched up paint where needed.
- Add Runners to the entrance
 - Runners have been purchased and in place on each floor.
 - **Action Item:**
 - TKG will secure runners on all floors, which are currently buckling. This can be a trip hazare if not fixed.
- Game Room Clean up and game table maintenance (pool table, ping pong ect..)
 - Game room has been organized, new pool sticks and paddles for ping pong have been added and hung in cases on wall.
- Winter Maintenance
 - Snow removal, plowing and shoveling
 - TKG reported a hiccup with plowing after the first snow fall, which has been resolved. Snowing plowing continues.
 - Walkways, bridge and stairs are being shelved and salted.

- Shovels are available to all homeowners.
 - Unit walkthroughs
 - During the winter TKG will do unit walk through to ensure temperatures are at 55. The walk through is to help ensure no pipe freeze/ break due to the cold weather. This is mainly for homeowners who are not on site.
 - Bridge Board
 - Repairs
 - Boards needing repair were fixed or replaced.
 - Staining
 - Post have been stained
 - Pool House Roof
 - Roof shingle repair scheduled for the spring
 - Pave Upper Parking lot
 - No paving has been done.
- Action Item:**
TKG will provide a quote for the paving the upper parking lot and the hill. This will be scheduled for the spring.

Financial Update - Christine Morrison, CPA

	<u>Nov 30, 20</u>
Current Assets	
Checking/Savings	
BANK ACCOUNTS	
T D Bank-Operating	56,193.93
Total BANK ACCOUNTS	<u>56,193.93</u>
FUNDS RESTRICTED FOR CAP IMPROV	
T D Bank- Capital repair	141,402.16
Total FUNDS RESTRICTED FOR CAP IMPROV	<u>141,402.16</u>
Total Checking/Savings	197,596.09
Accounts Receivable	
Accounts Receivable	1,452.04
Total Accounts Receivable	<u>1,452.04</u>
Other Current Assets	
Prepaid Insurance	0.00
Total Other Current Assets	<u>0.00</u>
Total Current Assets	<u>199,048.13</u>

Fixed Assets	
Water System (VEDA)	170,985.00
TV, Wall Mount	1,135.52
Pool Table	1,584.70
Accumulated Depreciation	<u>(2,720.22)</u>
Total Fixed Assets	<u>170,985.00</u>
	<u>370,033.13</u>

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable 5,327.44

Total Accounts Payable 5,327.44

Other Current Liabilities

Advance Billing 14,861.90

Total Other Current Liabilities 14,861.90

Total Current Liabilities 20,189.34

Long Term Liabilities

Note Payable - VEDA (5/31/2035) 118,244.23

Total Long Term Liabilities 118,244.23

Total Liabilities 138,433.57

Equity

Designated for Future Repairs

Reserve for Capital Repair 40,620.67

Reserve for Sprinkler System 55,000.00

Total Designated for Future Repairs 95,620.67

Bad Debt Reserve 9,647.79

Retained Earnings-Undesignated 72,656.56

Net Income 53,674.54

Total Equity 231,599.56

370,033.13

- Killington Vacation Rental submitted an invoice for the \$7,593.45 for the sewer backup. Christina provided the Board with the vendor invoices that make up the \$7,593.45.
- All invoices 2020 invoices have been received.
- 2020 savings was \$24,000. Most of this saving was the new Property Mgt Company change over.
- Laundry income in 2020 was \$2,700.

- Fireplace budget in 2021 is \$3,600.
- 2021 capital repair monies available is \$40,620

Homeowner's discussion:

- Game room was used by several families. They are pleased with the cleanup and enhancements.
- Some homeowners expressed a concern with Proctor Gas fireplace cleaning and in some cases damage to the unit.
- The Board is looking to have all units' fireplace cleaned in 2021. This will make us compliant with Vermont law.
Once in compliance, the Board will ask TKG to provide quotes from other vendors to service our propane/ fireplace needs.
- Request to the Board to provide a list of all Homeowners, unit number, name home address, telephone number and email address.
Lois suggested for privacy issues to ask homeowners if they approve of their information being distributed.
Action Item: Lois will send out a survey asking homeowners their preference to sending their information to all homeowners.
The Board and TKG do have a complete Homeowners list.
- Homeowners expressed a concern with unruly renters. How do we handle.
Homeowners can call the local police and contact the unit owner.
- Covid-19. With renters coming and going masks should be worn in public areas.
Action Item: TKG will put up a signs stating masks are required in public areas.