

Killington Gateway II Condominium Association, Inc.

Minutes of Board Meeting
Saturday, June 22, 2019
10:00 a.m.

Board members present: Patricia McGee, Luanne Bauer, Caroline Germond; by phone Joe Fritch and John Lydon

Other Owners present: Lois and Paul Tupay (#2), Heather Cappiello (#8), Bob Germond (#10), Maureen Fritch (#25) by phone

Management: Jacob McGrath

Accountant: Christine Morrison

President Patricia McGee called the meeting to order at 10:02 a.m.

1. Application for Sprinkler System Variance

Vermont's Division of Fire Safety denied the Association's application for a variance that would have permitted less drastic and less costly adaptations to the building than would installing a sprinkler system. The denial was based on "*the high risk occupancy for this building...*" and it demands that "*NFPA 13R sprinkler system or ... exterior balconies shall be met.*" This decision may be appealed: "*To request further reconsideration of this decision, you must contact in writing, Michael Desrochers, Director of Division of Fire Safety.*" (Italics are quotes from the letter Jacob McGrath received from Gerald J. Garrow, Regional Manager of Rutland's Division of Fire Safety.)

Alternatively, the Board has considered consulting the KG II attorney not only for advice, but maybe also to intervene on behalf of KG II. The Directors approved (5 – 0) a motion to consult with the attorney, with a cap of \$1,000 worth of advice. Meanwhile, there was consensus to appeal the decision as well, since there will be no cost for requesting reconsideration of the decision.

On a different—but also fire-related note--Jacob McGrath distributed a letter from Philip Douglas, Mendon's Director of Public Safety, regarding the town's Alarm System Ordinance. The ordinance imposes a fine on homeowner associations of \$750.00 for false fire alarms, waiving the first false alarm in a calendar year. However, since the Rutland Fire Department already responded on January 22, 2019 to a false fire alarm at KG II, the Association is subject to the above penalty for any future false alarms for the rest of this year. Residents need to be alert to leaks in shower mixing valves which can trigger such an alarm. And when burning toast produces smoke inside an apartment, occupants must not open the hallway door, but should open only the slider to the deck to ventilate the space. If smoke spills into the corridor, it will surely result in auto-dialing Rutland's firefighters.

Mr. McGrath reviewed the function of the inside-the-unit detectors:

- Carbon monoxide and smoke detectors are hard-wired; they were both installed in 2013, and both carry a 10-year warranty.
- Strobe heat detectors are wired to the alarm panel at the west-side entrance to the building.
- There is a silence button on the (defective) alarms that sometimes falsely broadcast "Fire! Fire!"

2. Waste Water System

Jacob described the urgency in rebuilding almost completely the current system: new control panel, everything above the base storage tank, rail system, and one new grinding pump. The quote (without electrician) from

Dimmick Septic Services is \$27, 513 which would be split with KG I. The Directors agreed unanimously that Jacob should initiate this process immediately, starting with securing agreement from North Country Property Management to share the cost 50/50. There will likely be a Special Meeting of the Board called to approve the contract with Dimmick.

3. Laundry Room Appliances

Jacob reported that Yankee Equipment Systems is the better bet for an appliance company (more responsive than Best Appliance), as Yankee sells Speed Queen appliances, and offers local service as well. Nyex was a company suggested by Heather Cappiello (#8) at the April 10 meeting of the Board. When Jacob followed up on that he learned that while Nyex does sell equipment, it does not offer local maintenance service.

When the time comes for replacing coin slots with card readers the laundry will need three new washers but only one dryer; the other two dryers can be retrofitted. The current estimate for this project is \$8,400.

4. Finances and Upcoming Projects

An unexpected project was the need last April to repair a broken line between the well and the water tank. In addition to the visible sign of water seeping into the pavement of the upper parking lot, there was dirty, sandy water in the toilets. Occupants were asked to switch to bottled water for drinking and brushing teeth, and for six days water was trucked in, to maintain the level in the tank.

The repair of the broken line was a huge excavation project which was delayed for several days by the State's having mobilized local digging companies to work on roads that had been flooded by a storm that coincided with—or contributed to?—the broken line. The excavation left a mess of the upper parking lot, which will move paving to a priority on the list of projects. Mr. McGrath suggested planning to pave in sections, at \$5,000 per year, so that the work can begin sooner than later. Paving companies, however, are very busy, and it will be fall before this can happen. In the meantime Jacob will negotiate with Jim Insinga of North Country (KG I management) toward an agreement of how much each building will pay for paving, since KG I uses the KG II roadway to access the swimming pool and tennis courts.

Christine Morrison indicated that there is money on hand for this and for the waste water system rebuild, both urgent needs. Spending on them, however, will “throw the budget out of whack,” and require pushing the parking lot lighting and regrading of the building's perimeter farther down the list. However, with the Association's healthy reserves (\$18,000 in Capital Reserve this year), there should be no need to special assess.

As for keeping current with common fees, Ms. Morrison reported that #1 is one quarter behind, #16 is not paying on time, #22 is \$5,659 in arrears, and #24 is being paid by a management company on behalf of the bank that owns it.

5. Communication Regarding Replacement of Old Vent Fans

There has been no response from #s 1, 11, and 14 to the letter sent by management regarding the requirement that these old (original to the building's construction) vent fans be replaced. On the other hand, Paul Tupay, new owner of #2, asked that management go ahead with replacing the vent fan in that apartment.

6. Stump Removal and Landscaping on East Side of Building

Harveys Plumbing and Excavating has submitted a quote for \$3,325.00 to bring an excavator, remove the stumps, and pile them next to the old leach field. This project will need to wait for the more urgent waste water and paving to be addressed.

7. Spring Projects

Rutland Drywall (Eric Blake) has just completed the long planned-for painting and staining of the stairwells at a cost of \$14,000.

8. Other Business

-Luanne Bauer (#3) suggested that the dumpster be moved up the hill toward the east side of the building, and positioned in such a way that the snow plowing can clear both sides. As it is now, the plow can reach only one side of the dumpster.

-Caroline Germond shared the following concerns:

A Building I owner had reported that the "Private Property" sign at the swimming pool had been moved, and needs to be replaced. This owner had noted last summer that this sign had helped to control the number of outsiders using the pool.

Mrs. Germond asked about continuing the Association's membership in the Community Associations Institute (CAI). The Board agreed to renew, and unless/until another owner wishes to do so, Caroline will continue to receive the membership materials, including subscriptions to the two trade journals, *Condo Media* and *Common Ground*. The first of these is the publication of CAI's New England chapter, and the second is the organization's national magazine.

Caroline reminded that there had been no social gathering last October on the afternoon of the Annual Meeting. After nine years of organizing it, she had announced during the summer that she would not be available to do so again in October, but would be able to consult with any owner/s who wished to see that this decades-long tradition continued. As it happened, no one stepped up. Caroline's announcement at this time was made in the hope that between now and September 28, the party will be planned and the tradition resumed.

-KG II Association President Pat McGee announced that she will not run for re-election to the Board at the upcoming September 28 Annual Meeting. She has served as a Director since 1986.

-Maureen Fritch reported that she and Joe are planning to sell their unit #25, and when that happens, Joe's Board position will become vacant. Caroline Germond announced that she and Bob are likewise expecting to sell #10, at which time her Director seat will also open up.

Mrs. Germond moved that the meeting be adjourned; Ms. McGee seconded the motion. The meeting was adjourned at 11:34 a.m.

The minutes were recorded by Caroline Germond.

The next meeting of the Board is scheduled for Saturday, September 28, 8:00 a.m. The Annual Meeting of owners will follow at 10:00 that morning. Owners should note that this is a change from the usual scheduling of the meeting for the first or second weekend of October (depending on Columbus Day).