

Killington Gateway II –April 2022-- Board Meeting

Board Members:

President	Michael Blasi (absent)
Vice President	Steve Lydon, Joan Lamarca
Secretary	Lois Tupay
Treasurer	John Lydon

Owner Attendees:

Paul Tupay, Loon Bauer

TKG Attendees:

Amy Hendron, Gail Abel, Whit Montgomery

Opening Remarks: Lois Tupay, Previous minutes from January 2022 approved.

Financial Update-Christine Morrison, CPA

- Killington Gateway II is in a good financial situation
- Christine reviewed the spreadsheet over the past 12 months
- Some expenses are seasonalized as opposed to being spread out over the year
- Certain items look under/over due to how the expenses are spread out

- Unit 10's HOA fees are 90 days past due and will be addressed by the Board per collection policy
- In response to a question posed about an insurance discount if paid up front, Christine will look into this and report back

Building Maintenance (TKG):

- Primo Roofers to provide quote to reattach liner that came off in the storm and will look to find which chimney is missing a cap that also came off in the storm. They will schedule a time to complete the work along with the quote. It was noted that there is a \$500 emergency charge
- Benjamin Moore has KGI paint colors on file so needed painting/repair work in the hallway will soon be done
- Rugs scheduled to be washed the end of May
- Pool to be opened by Memorial Day weekend
- Lawn and roadway to be cleared of sand from the winter
- Discussion of bathroom vents, although there is no rule regarding their replacement. Management was asked to reach out to owners whose bathroom vents have yet to be replaced to see about getting those upgraded as a safety precaution for the building. Lois will provide a list of owners names
- Smoke detectors are scheduled for annual replacement
- Efforts to label water valves was discussed. The shut off's are hard to find. Few are labeled and some are labeled incorrectly. There seems to be no available drawing to show placement

Project Updates:

- A basketball hoop will be installed this summer at the top of the driveway
- Insulation of the attic and basement are scheduled for May/June
- Upper parking lot paving - we have a quote from Bendig for \$15,000 and are working on getting another quote. We are also working on quotes for the concrete walkway and patio area.
- Roof work, which is our top priority - we have had 2 contractors on the roof to give us quotes. Both the roof work and insulation will be done at the same time. We are waiting on a quote for replacement of the heat coils as well
- A lock will be installed on the lower entry door by the laundry room. Owners will be given the code. There will be a code available for UPS and FED EX as well
- Repair work to the tennis court will be taken care of by TKG as the cost to replace the entire fencing is prohibitive at this time. It should be noted that this work/cost is shared with building 1
- The Board discussed and agreed to add to the condo rules that an auto shut-off and drip tray needs to be part of any water heater installments going forward to prevent water damage to units below. Also shut-off valves need to be installed under sinks when they are replaced for easy access in case of an emergency

Homeowner input:

- Paul Tupay spoke to the fact that the small things such as the basketball hoop and TV service in the game room are as important as the big projects which we need to address

- Loon Bauer brought to HOA attention that the shed lock is broken as the numbers don't move. TKG will address it

Updated 2022 Board Meeting Schedule:

July 11 6:30 pm

October 1 9:00am board meeting

October 1 10:00 am Annual Owners Meeting