

**Killington Gateway II – October 1, 2022 Annual Meeting,
Dial in: 1-605-475-3220 access code: 538128**

Board Members Attended:

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

Homeowner Attendees

Unit 2 Paul Tupay	Unit 19 Carol Poulit and Michelle Fisher
Unit 9 Gareth Embley	Unit 22 Courtney Di Fore
Unit14 Pavel Santos	Unit 23 Smith Donelon
Unit18 Yefim Grebelsky and Galina Slutsky	

Michael Blasi opened the meeting at 10:09 AM.

Meeting can move forward based on Annual meeting Quorum requirement requiring 20% of homeowners in attendance. The meeting had 57% attendance (11 in attendance 3 proxy vote).

2 Board positions expired; Michael Blasi and Lois Tupay decided to run for office for another term and ran uncontested.

Michael and Lois positions were confirmed by the Board for the next 3 years.

Project Review:

Michael reviewed the projects completed during 2022.

Note: some projects were unable to begin based on availability of contractors and increased cost.

- Negotiated and implemented a new Property Manager – MJC Property Services
- Locked in new propane rate at \$2.01
- Installed new propane heaters in basement and game room
- Replaced main breaker (unit15-28)
- Replaced main breaker (unit1-14)
- Basement foam insulation
- Added Basketball ½ Court
- Repaired roof de-icing system
- Roof repairs (3 panels) caused by storm
- Serviced Septic System
- Purchased 55-gallon barrel for sand/salt during the winter

- Replaced 2 chimney caps
- LED lights added to the game room hallway
- Continue to replace fluorescent light bulbs with LED
- Added Lower – level door hydraulic closer
- Replaced swimming pool ball – socket directional fitting
- Replaced TV in game room
- Replaced Bridge Door Weather Stripping

Future Projects for 2023 ...

- Lean-to-Roof Over gable and Balcony (unit 21 and 24)
Project specifications have been given to several contractors for quotes
- Pave upper parking lot
MJC Property Services is working with the contractor to obtain cost and schedule
- Repair retaining wall
TBD
- Stain and repair balconies on annual rotation (8 balconies per year)
- Pool - concrete repair around edges
TBD
- Pool – repair line leaks
TBD
- Roof repair – leaks in attic
Continue to work with MJC Property Service to identify contractors and obtain quotes
- Add Foam Insulation in Attic
Project is dependent on Roof Repairs
- #24 soffit repair

Financial Attendee

Christine Morrison - CPA

See attached budget sheet

Michael put budget to a vote.

Budget was approved by Homeowners (57%: in-person 45%; proxy 12%)

Property Management MJC Property Services

Mike Coppinger

Projects in progress

- Pool to be closed
Continue to work through the issues and plan to have the pool closed by the end of the month

All of the lines will be blown out and antifreeze will be applied to the lines for winterization.

- Bushwhack back field
Work has been completed
- Patch front concrete walkway
Schedule to be completed in October
- Add Workout Area (Gym) in the Game Room
Scheduled to be complete week of October 29
- Paint upper half of wall ways
Estimated hours will be provided to the Board for approval to move forward
- Add Lock to Basement Door
Lock has been ordered and will be installed once the combination has been configured by Royal Lock Company.

It was agreed that the combination will be changed. Homeowners will be notified prior to the change

Homeowners

Paul Tupay informed the Board of an incident he encountered up by the pool.

Paul was on the bridge and heard and saw a car speed up to the pool area. As he continued to walk up to the pool area he saw the car parked on the left side near the basketball court. After a minute he saw a male come from the pool side and get back into his car and drove back down the road at a fast speed. The car had NJ plates.

Paul continued to walk up to the pool area and he saw another car tucked in tight to the grass on the pool side. It had VT plates. As Paul approach the pool entrance a young male aggressively got out of the car and asked Paul 'what is your problem'. Paul asked him if he was from building 1 and the guy said no he was from building 2. Paul asked if he was coming to the meeting on Saturday and he said no. He said he comes up here all the time to play basketball with his son. Paul then continued to walk to the tennis courts and the other guy got into his car and drove away at a high speed.

Homeowners and the Board engaged in lengthy discussion to identify things we can do to make our property safer.

Report incidents to the local police

Put up signs stating private property no trespassing.

Put up a trail camera

Cut down some of the trees near the pool to have a more open space

Purchase parking tags for homeowners and renters

It was agreed the Board will review options that can be implemented.

Michelle asked if the shed roof could be looked at. There appears to be a leak and water is getting into the shed. Currently several homeowners have items stored in the shed. MJC Property service will look into the shed's water issue

There were no other comments from the homeowners.

Michael requested to adjourn the meeting and Joan second it.

Meeting adjourned at 11:35