

Meeting Minutes

7-8-2024

6:30 pm by phone conference

In attendance:

Board Members:

Lois Tupay : president
Joan Lamarca: secretary
John Lydon: treasurer
Michael Blasi: vice president (absent)
Pavel Santos: vice president (absent)

Owners:

Loon Bauer	Abdula Gonzalvez
Paul Tupay	Kathryn Gregory
Scott Lydon	Stephen Vitiello
Carol Pioulet	Michele Fischer

Also in attendance:

Mike Coppinger: MJC Property Services
Christine Morrison: CPA

During the meeting it seemed like several owners joined in during a discussion and thus were unable to announce themselves. If you attended the meeting and I do not have your name here, please email me (Joan) and I will amend the meeting minutes to reflect your attendance.

Financial Review:

The meeting started with Christine's review of the budget; specifically, "Budget vs. Actual". In terms of the budget, utilities and liability insurance seem to be where we are currently over budget. The snow removal expenditure to date was \$210. While this appears underbudget, the year is not yet over. While the utilities expense is over budget, it generally evens out as electric expense is lower in the summer months. Recent expenses of consequence are \$7,000 additional payment to the architect firm hired (we are still expecting another bill) and \$10,000 deposit for the gable-end project. The monies that have been saved towards the fire safety project stands at \$58,000 after payments to the architect.

It was stated that one owner is still in arrears in regard to dues owed. This was discussed at April's meeting. Dues are 2 quarters past due. The BOD will follow up as per rules regarding late HOA dues.

Projects/Maintenance Review:

Mike Coppinger said the pool is up and running and appears to be getting a lot of use. There were no concerning issues getting it open. He purchased several small tables and was able to procure a patio table for free. So, there are now tables by the lounge chairs and a larger table and chairs for everyone's use. He stated that he has the hose on a timer as there is a small leak. This seems to be keeping the water at the level needed.

He reported that he had replaced the rotting threshold by the bridge doorway (and reminded me I had offered to stain it). He also put in a transition strip by the game room door and new boards on the steps of the lower rear door.

The light fixture by the upper parking lot that was knocked down over the winter has been repaired. The street sign that was knocked down as a result of a bad accident has been replaced.

Hornet spray has been applied around the property. He will have the mowers cut back some of the growth along the back hill.

He then discussed the gable-end project, the reason for the project and its scope of work. He talked about the process and challenges to finally get to this point. It was hard to find a contractor, who we then decided not to use as he increased his quote by 30%. Black Diamond Construction will be starting later this month. They will be on site this week to look over the project.

He was asked about quotes for us to redo the walkway, patio and retaining wall. We now have some money saved from the gable-end project that the Board at the last meeting decided to put towards this project. He will check to see if the quote has changed as it was given a while ago.

Fire Safety Project:

Lois informed owners that the BOD after much research and deliberation, meeting with contractors, architects and the wetlands district manager the decision was made to go with the sprinkler system. The vote was 3:1 with one member not voting.

A matrix had been sent to owners prior to the meeting showing all the information that went into our decision. Lois reminded everyone while we are in violation as a result of a 2014 fire, there is a state initiative in place regarding fire safety egress in wood structures in buildings 3 stories or more. She then explained further;

Balconies---after the design was completed by the architect, the engineers began their work. They found the building was constructed with gypsum not sheetrock. Also, putting in the balconies would require opening up both the exterior and interior of the building to install steel beams. This more complicated type of construction would require a *commercial* contractor. While they would provide a quote and contract, it is “pay as you go” contract based on the fact that they have no way of knowing what they will find once they open up the walls. This could possibly bring the cost to more than \$500,000.

Fire Access Road---We had the District Wetlands Manager walk the site with us to determine/verify both the presence of wetlands and the type. This was important as the wetlands map we had was based on data from 2010. She confirmed that we have both class 2 and class 3 wetlands. Class 2 wetlands require a wetlands permit as well as an ACT250 permit. She made it clear that a wetlands permit would not be granted because we had 2 other options available to use to resolve the Fire Safety issue.

Sprinklers---Both building #1 and #2 met with representatives of JR Sprinkler via a phone conference to answer any questions and concerns. They had given us a quote last year and are willing to hold that quote if both buildings decided to go with a sprinkler.

Finances Related to the Special Assessment:

John Lydon briefly explained the special assessment as a 1x assessment. It would be spread out over months or years. He had spoken with TD Bank in March about a loan between \$250,000 and \$500,000. The rate given at that time was 7.5% on a 5-year loan. Owners could repay their portion in full early and avoid the interest charge on the loan. It would be a savings of about \$3,000 over 5 years.

It was suggested that we get a larger loan to cover costs of other projects such as paving the road, swimming pool, etc...The BOD will work to put together a project list for discussion. We will then notify owners of a Special Meeting to approve the loan.

Owner Questions and Comments:

Paul Tupay explained that he had 2 downed logs removed at no cost to us. They will be used for woodwork projects at The Mint (Google it, it is a great place). There is one log left behind, but it is far enough back in the wood that it is not currently visible or problematic.

Scott Lydon expressed his displeasure about the power washing of the deck above his last summer. He claimed the Board had not provided notice that this was being done. He alleged that it had caused damage to property on his deck.

He also expressed his displeasure that the pool has mostly not been open and we have no use of the tennis court because the fence was taken down. He suggested that we get a bigger loan to address amenities as money only seems to go to maintenance.

He suggested again that we need to upgrade our electricity to be more efficient. The light switch in the gameroom was an example he gave.

Abdulla Gonzalez brought to our attention a leak in his upper floor closet (unit 22). Mike will take a look at it so it can be addressed.

He also asked if it would be possible to refinance the loan. John explained that it would be a fixed rate loan. Possibly further down the road we could look at refinancing.

Wanting to make sure all owners I knew were in attendance had the opportunity to ask questions and make comments, I (Joan) then asked specific owners for any input.

Carol and Michele had no questions, **Stephen** said he would hold off on questions until we had more detail on the loan, and **Kathryn** stated that she was on the BOD of building #1 and that they had been meeting recently 2x weekly and had decided to go with the sprinkler system.

Meeting adjourned.

ADDENDUM: The BOD would like to make sure it is known that at no time was any power washing of decks authorized. The power washing was something taken on by the owners involved.