

Meeting called to order at 6:33pm on July 14th 2025

Units in attendance, including Board members: Michael, Nancy, Pavel, Smith, John, Mike C, Christine, 4, 6, 7, 13,14, 19, 21, 23

Board president motioned to approve the minutes from the last Board meeting. Smith, John, second the motion to approve.

Zoom:

Cancel call option. Christine has Zoom Pro and could set up video calling for future uses. The Board agreed to do a test of Christine's Zoom account prior to the next Board meeting, which will likely use Zoom, instead of the existing conference call number.

Sprinkler System:

Michael B: Contacted by the Fire Marshal and waiting to hear back from the new bank. The main goal is to receive a loan and then take the next steps with the Fire Marshal.

Mike C: New project manager from sprinkler company. Planning to set up a meeting to keep the ball rolling for the project down the road.

Christine: Lisa (Avidia Bank) is back from vacation and has all information submitted. Avidia bank loan is asking for deeper information i.e. Investor Units, which will be provided by Christine to the bank in order for our loan application to be formally reviewed at the bank's Loan Committee meeting, which occurs every Wednesday.

Building Projects - Mike Coppinger (Property Manager):

Pool: The pool has a closing date of Sunday September 7th. There are still issues with the pool leaking. There's a hose that runs for three hours per day to maintain the water level. Multiple times per week chemicals are added in order to help balance the ratio of unchlorinated water being put into the pool to maintain the water level due to the known leaks.

The overall health of the pool was discussed and Mike C. will send the Board the last quotes that were received to repair the pool, which were costly due to the age of the pool and that it is a gunite pool. There is one known pool specialist in a wide area from Gateway that deals with gunite pools.

The Board agreed to discuss creating a short survey in partnership with Building 1 to get a better sense for use of the pool and tennis courts by unit owners. The results of the survey will help to guide both Boards (Building 1 & 2) in how best to prioritize next steps with both the pool and tennis courts, in terms of allocating future budget to provide much needed repair/maintenance.

Spray Foam Insulation: Contacted Chey Insulation twice about coming back to provide a quote for spraying the attic area above #22. Mike C. will continue to reach out to the company.

Gable Roofs #21/24: Known issues occurred with the renovations. The owner of the roofing company is being difficult to work with and dodging contact. This is likely leading to legal actions necessary to fix issues. There has been action to find a new company to fix the existing issues; however, it is likely best to leave the damage for evidence - this will be discussed with our attorney for the HOA. The Board will work with our attorney to draft and send a certified letter to the roofing company threatening legal action should they not take the proper steps to repair the damages.

Deck Stain: Mike C is planning to stain the remaining decks that were targeted for this year, as well as the bridge, by the end of July.

Leak in #21: Plan is to have a new roofing company find a solution prior to fixing the drywall. Mike is working with Tom Rock (Building 1) to split the cost of a lift for use at both buildings and identify an electrician to fix the heat cable above #2. Mike thinks a “cricket” placed further up on the roof will help prevent ice damage to the heat cable in the future.

Water System: There have been some minor issues found with our water system’s electronics. Mike is searching for an electrician to remedy the situation. There are no known issues with the water, but this maintenance needs to be addressed.

New Propane Line & Per Gallon Cost: Dead River is ready to fix on July 23rd. It is time to renew our contract for propane pricing, and Mike C. will provide a quote from Dead River each Monday for the Board to evaluate and ultimately lock-in a price for the next year.

Culvert Cleaning: Mike C. still waiting to communicate with Tom Rock about who is responsible for the cleaning of this area, as it is not clearly defined between Building 1 & 2.

Parking Lot: Upper Parking lot lamp post that was knocked over has been fixed; however, a new light may be needed. Mike C. will continue to investigate.

Upper Lot Tree: Mike C. will cut down the tree before it fully falls and causes an issue.

Unit Front Doors: An owner requires a new front door to their unit. In order to provide consistency among our building, Mike C. has been asked to find a door that fits the aesthetics of our building, and owners can use this model to replace their front doors to their unit.

Sauna: Mike C. will investigate a possible leak with the shower located in one of the sauna rooms.

Finances - Christine Morrison (Accountant):

- Laundry room income is over \$500
- Property management increase in August will be discussed with the Board & Mike C.
- Legal fees under budget by \$600
- Liability insurance under budget
- Building repairs under budget
- Grounds under budget
- Tree pruning hasn't been spent
- Utilities slightly over
- Cable under
- Electric slightly over
- Fire alarm over budget
- Gas over budget to date, need to lock-in new rate per notes above
- Wifi on budget
- Capital on budget

Michael B. and Christine will do some research and discuss potentially moving a to-be-determined amount of reserve funds to a high yield savings account in order to generate more interest than is currently being earned by leaving the money in a traditional savings account.

Open Owner Discussion:

- Pool
 - What is the plan with the pool?
 - Can we/ should we do anything on our own?
 - What bylaws are impacting our progression?

- Nancy (Board VP) will review the by-laws to determine possible pathways for the Board to consider on how best to move forward with the pool, which is a shared amenity with Building 1
- Questions for Mike C.
 - Why is the concrete dumped in the back parking lot?
 - It was dumped there to cut down on removal costs
- Unit 7 (Joan)
 - Charged a new propane rate by Dead River
 - This is due to the lock-in rate expiring, as noted above
 - Over grown culvert that needs grooming
 - Mike C. and Tom Rock will discuss how best to address
 - Preventative steps to limit window damage from snow fall
 - Mike C. will discuss directly with Joan
- Unit 13 (Joe)
 - Requires a window screen replacement
 - Mike C. will address directly with Joe

Board President motioned for the meeting to be adjourned.
The motion was seconded by all Board members.

Meeting adjourned: 8:10pm