

## **Killington Gateway II – November 1<sup>st</sup>, 2025**

**Board Meeting @ 10am**

**Annual Meeting @ 11am**

**Zoom link for both 10am & 11am meetings to be provided as we get closer to November 1<sup>st</sup>.**

### **Board Members:**

- President                Michael Blasi
- Vice President        Pavel Santos / Nancy Spark
- Treasurer              John Lydon
- Secretary              Smith Donelon

### **Opening Remarks:** Michael Blasi, Board President

- Establish quorum

### **Topics for Discussion:**

- Board election
- Sprinkler System / Loan
- Ring doorbell devices
- Change of occupancy
- Paving of roadway & lower parking lot

### **2025 Completed Projects**

- Replaced 3 failed sump pumps
- Replaced 7 fire pull stations & 3 heat sensors
- Replaced 1<sup>st</sup> & 3<sup>rd</sup> floor broken lights & ordered 6 new replacements for standby
- Replaced exterior game room door

- Replaced pressure relief valve on hot water heater for washing machines
- Professional carpet cleaning
- Opened / closed swimming pool successfully
- Locked in propane rate of \$1.8973 for 1-year
- Replaced propane pipe per safety inspection
- Completed walkthrough with sprinkler company
- Refilled bait boxes (pest control)
- Stained decks (3/4/7/8/11/19) & bridge
- Completed brush removal hazard at Rt. 4 entry (split with Gateway 1)

### **2026 Projects / Property Management Update – Mike Coppinger:**

- Deck staining
- Brush removal & stump grinding behind the building
- Model replacement for unit entry door
- Pool status / needs
- Roof repairs
  - Ceiling damage to units from prior winter
  - Insulation above #22
  - #21 & #24 new gable-end issues
  - #21 heat tape repair
  - #21 on-going 4<sup>th</sup> floor closet leak

### **Financial Update - Christine Morrison, CPA**

- 2025/2026 Budget Review
- 2026 Budget Vote

### **Owner questions/comments**