



**Mountain River East
Annual Meeting May 28th, 2005
Thornton Middle School**

1. **Welcome:** President Nelson Mather called the meeting to order at 9:30 am. Nelson welcomed owners and asked if any new owners were present. There were 2 new owners in attendance and they were welcomed to the community.
2. **Approval of Minutes of 2004 Annual Meeting:** Nelson asked for a motion to approve the minutes of the May 29, 2004 Annual Meeting. The motion was moved, seconded and approved.
3. **Review of Financials 2004-2005:**
 - **Audit:** Treasurer Tom Faulkner informed the membership that he had spent 3 hours at the offices of the Management Company conducting an audit of the books. He stated he had reviewed approximately 60-70% of invoices, checked for appropriate allocations and found everything was well done and a good system was in place.
 - **2004-2005 Budget:** Tom then reviewed 2004-2005 financial report. He noted some minor variations in condo fees and cable fees. This was attributed to the separation of the cable fee from the condo fee. Cable fee is same for all and condo fee is based on unit size. This change was made to be more equitable for all. As far as rest of budget was concerned, it appears that last year's budget was right on target with \$72,000 in the Reserve Fund. Tom requested a motion to approve Financial Report. Motion was approved.
 - **2005-2006 Budget:** Tom then reviewed proposed budget for 2005-2006. Tom informed the members that the Board recommends a 3% increase in condo fees for this fiscal year. These fees are necessary to keep up with the cost of inflation. Cable fees increased \$1.50 per month as well. New fees for condo and cable are as follows:
 - \$109.25 for 1 bedroom; (E)
 - \$131.00 for 2 bedroom (F)
 - \$156.50 for 3 bedroom (G)
 - \$171. for 3 bedroom, extra wide (G+)
4. **15 Year Reserve Fund Plan:** Steve Murphy presented a very detailed 15 year plan which identified two major issues: **asphalt** and **re-shingling** of roofs. Cost to do all 8 buildings is approximately \$100,000. Roofs have 2 layers of shingles which will have to be removed before re-shingling can occur. Currently roads are in very good shape, any cracks appear to be stress cracks and have not worsened over time. Some of parking lots are in need of repair. Perhaps roads will be done in two phases.

The last time a 15 year plan was done was 1991. That plan was right on target. Review of 15 year plan becomes increasingly important as complex ages. Complex is approaching its 20th year. Steve stressed importance of not allowing reserve to dip below \$20,000. In this present plan that occurs in two years. Therefore, it is recommended that plan be reviewed if not every year, perhaps every 2 years to be sure it is on target. Steve emphasized the delicate balance that must be maintained between the needs of the reserve with responsible reserve plans. Owners thanked Steve for extensive work that he put into this plan and agreed that the plan be reviewed on a continuous basis.

5. **Web-Site Update:** Bob Hatcher informed the owners that the web site had been moved to a larger, more efficient host site. New site was also less costly. New web site address is mountainrivereast.com. Bob is doing postings on website himself and is in the process of developing an FAQ (Frequently Asked Questions) page. He asked owners to submit questions they would like to see on that page. Bob informed owners that he would be happy to put notices on site for units for rent or sale and stated that he checks the "Chat" page once per week. He asked owners present to list their e-mail addresses as many of the addresses he had in data base had bounced back.
6. **Forestry Update:** Pat Powers informed owners that Brenda Brown, the forester, planned to complete the Natural Resource Map for the complex before leaf-out. Thereafter, mapping would be subject to weather conditions. Her plan is to have everything complete by Labor Day meeting. This plan will include a report on value of timber, detailed trail maps which will then be able to be marked for hiking. Norm Vadnais has designed signs to be placed on trees to denote various trails for exploring. Next expected harvesting of trees should be in 2007-2008. Revenues from this harvesting go into the reserve fund.
7. **Signage:** Pat Powers informed members that board had approved expenditure for new signage for pool and tennis court areas. Signs will be done in gray and white and will match road signs. In addition, the Mountain River East Sign at the entrance will be removed for scraping, painting and re-gilding and will be restored to its original beauty. The sign will be removed after Memorial Day and will be back by July 4th. Sign company will put up a temporary banner to identify the complex for visitors.
8. **Maintenance Planned:**
 - **Repairs:** Nelson Mather discussed the difficult time the Management Company had finding people to do repair work at various units within the complex. There just aren't people in area willing to do the work. Herb Ingram asked people who work for him in Worcester if they would be interested in doing the work. He found a father/son team who agreed to come. They will spend 70-100 hours making all repairs to exterior of buildings. Herb and Nelson did a thorough walk of the complex and inspected each building, identifying problems. Herb requested that if owners had problems not on the list, to see him after the meeting.
 - **Painting:** Herb also informed owners that he is bringing a painting crew up from Worcester to prep and paint buildings 1 and 6. A detailed painting schedule has been developed. Each building will be painted every 5th year. Schedule is as follows: 2005: Buildings 1 and 6; 2006: Buildings 2 & 3; 2007: Buildings 4 & 5; 2008: Buildings 7 & 8. 2009: Garages and trim touch-up as needed. One owner suggested that painting specs be developed and strictly adhered to on a permanent basis. This way there would be a standard that painters would be held to. Proper preparation was emphasized by all membership as key to a good paint job.
 - **Water Diverters:** Board approved \$3500. expenditure to put diverters on roofs to keep water from pouring down on entryways. This is expected to help with rot problems which have occurred in past.

- **Reflectors:** Board requested that Walter install reflectors near ditch at building 8 to help residents in that building to avoid going over the edge, especially in the winter. The owner of unit 1 requested that similar reflectors be placed near her unit in Building 1. Walter will take care of these matters.
9. **Real Estate History:** Nelson informed membership that values of units continue to increase. Latest sales were as follows: 1 bedroom: \$90,000 a 2 bedroom: \$135,000 and a 3 bedroom: \$178, 500. Upkeep of grounds and fiscal responsibility of the complex make Mountain River East a desirable location.
10. **Election of Directors:** Nelson Mather announced that there were 2 seats available on board.: Tom Faulkner's and Pat Powers'. Tom Faulkner's term was up and Pat Powers is moving. Dave Abjornson of Unit 10 and Joan Coughlin, Unit 12 submitted their names to serve on board. Their nominations were unanimously approved. Nelson welcomed them to the board.
11. **Open Forum:**
- Joe Berchill, a new owner in Unit 36, asked if board had considered heating the swimming pool or adding basketball hoops. He thought both of these might increase the future value of the complex. Joe was informed that the topic of heating the pool has been discussed many times, but the cost is prohibitive. Joe said that new technology of gas heat pump is less costly. Joe agreed to research this and bring information back to membership at Labor Day meeting. Walter also mentioned that with a heated pool, it needs to be covered and uncovered. He would have no problem uncovering it in morning, but would not be there at 11 p.m. to cover it. Discussion was tabled until further information is available.
 - Mike Powers, unit # 8, suggested that the grounds be core aerated to allow soil to breathe. Soil is very hard. This should probably be done every 5 years.
 - Daniel Maseda, Unit # 43 asked who was in charge of cleaning the chimneys. He was informed that Walter takes care of the chimneys. He agreed to speak to Walter.
 - A question was raised regarding exploration of other options for cable other than Adelphia, soon to be Comcast. Direct TV was an option some owners explored, but basically Comcast is primary option.
 - A plaque was presented to Pat and Mike Powers by Tom Faulkner on behalf of the board for their years of service as directors and President of the Mountain River East Condominium Association.

There being no further business, the meeting was adjourned at 10: 45 p.m.

Respectfully submitted,

Pat Powers

Recording Secretary