

**Mountain River East
Labor Day Meeting 9/3/05
Poolside@mre**

1. Welcome: President Nelson Mather called the meeting to order at 4:00 pm. Nelson welcomed all owners and informed them that it was an informal meeting designed primarily for updating the community and listening to any questions/concerns of the owners. A list of owners attending is attached. Nelson Mather, Bob Hatcher and Steve Murphy represented the board.

2. Barbecue: Nelson reminded all that the barbecue was something new this year in lieu of the traditional director's dinner. He hoped that owners would provide feedback after the festivities to the board for future planning purposes.

3. Review of Financials: Steve Murphy reviewed the five month year to date financial report. He noted the \$11,000 actual expenditure versus budgeted amounts for the quarter was mostly in repairs/maintenance. Some of the items, such as fertilizing the grounds were seasonal in nature.

Steve described the methodology for condo fee delinquencies, identifying only two current delinquencies of eighty units. If delinquent, an owner will be sent a notice and late fees will be charged. If continued delinquency exists, another notice is sent telling the owner that a lien will be placed on the unit if the account is not made current. The board will diligently pursue any problem areas.

Also mentioned was the anticipated roof work, which will need to be addressed prior to the winter. Herb Ingram noted his roofing contractor when installing diverters encountered the problems. Herb mentioned booting around the vent pipes as an example of the repairs needed with an expectation that this will not exceed \$3,000.

4. Water Quality Report: Steve mentioned the water quality report, sent annually to all owners, would be arriving in the mail to owners the following week. One owner asked if the report identified state and federal guidelines, and this was verified.

5. Forestry Update: Norm Vadenais, to whom we owe a great deal of gratitude, described the forestry program. The forester was delayed due to weather but has promised to finish up the work and produce a map by May 30, 2006. Norm has agreed to make signs identifying various trails by color, and asked the board to name the trails and tell him which color to paint the signs. The idea would be to have a map available to all with mileage so that owners can safely choose which trail to hike.

- 6. Owners Forum:** Nelson then asked for any questions, concerns or comments from owners:
- Jerry Perry (unit 48) raised a concern about safety/aesthetics of the three arborvitae trees growing next to the pool. He asked that the board consider taking them down. Much discussion ensued with several owners agreeing to take them down and others not wanting to remove them. A compromise position was put forth whereby the tree closest to the hot tub be removed, and the other two trees be trimmed back. The board will consider these requests and attempt to provide a safe, appropriate environment around the pool area.
 - Neal Hannon (unit 30) asked who is responsible for the windows in owners units (as opposed to skylights and sliders, which have been the responsibility of the owner). The board will take this up at its next meeting and communicate the response to owners.
 - Mr. Hannon asked about the stone wall at the east end of building 3, saying it looks as though large boulders are loose. Herb agreed to look at this and communicate to the board if this is a problem area.
 - Mr. Hannon asked if the wood storage bin could be converted to a storage closet. Steve Murphy informed him that changes to the outside of the buildings were not allowed unless a written request was put forth to the board and approved by them. Several owners expressed concern about any changes to the exterior of the buildings and the board agreed to look carefully at these issues.
 - Bill Porcello (unit 72) asked about staining at the concrete patios. Bruce Eaton (unit 5), volunteered to bring up his power washing unit if any owner wanted to use it to wash off his/her patio. Bruce also mentioned ice buildup at the patio and cautioned owners to be aware of it.
 - An owner asked about defective storm door replacement, and Herb responded by saying he has put in a claim for 14 doors from Larsen Door Co, and through Ashland Lumber, with no results yet.
 - An owner asked about obtaining the brand/warranty information for the skylights/sliders replacement units mentioned by the management company in a previous letter. Herb will inform owners of the installer who could provide product type/warranty information. Bob Hatcher agreed to put the information on the web site.
 - Mr. Hannon asked about a place to put grills if an owner is not on the ground floor. Owner's suggested an informal arrangement with neighbors, but no additional concrete pads will be added for this purpose. Mr. Hannon also asked about gas conversion, and it was noted that it is the owner's responsibility to seek approval and pay for such installation if approved in writing.

- Several owners asked about garages, and there appears to be additional demand but no supply. Bob Hatcher asked for owners to give him their level of interest as he is pursuing options for additional garage space. Bob will get back to the board with his findings.
- The meeting was adjourned around 5:00 pm for the barbecue.