

**MOUNTAIN RIVER EAST CONDOMINIUM
SEPTEMBER 2, 2006
LABOR DAY ASSOCIATION MEETING**

DRAFT MEETING MINUTES

Meeting was called to order at 9:10 AM by President David Abjornson. Also present were Directors Steve Murphy and Gerry Perry. A sign-in sheet was passed to the members and 16 unit owners were in attendance along with Walter & Mary Ellen Bourque and Herb Ingram from the Management Company.

Mr. Abjornson welcomed everyone with some opening remarks. He proceeded to ask for a motion to approve the Minutes of the May 2006 Annual Meeting. Motion was made by Mr. Murphy and seconded by Mr. Perry. The vote was unanimous to approve the Minutes as submitted.

Mr. Perry gave a brief Treasurer's Report and explained the need to adjust the budget for the second half of 2006-2007 to include a category for painting at an annual category of \$20,000 which is based on current painting costs. This will provide a category and the funds to paint buildings once every 4 years. Herb Ingram was asked to breakdown how the \$20,000 figure was arrived at. Discussion ensued as to if quorum was available to vote budget change. Mr. Murphy stated that Directors had the responsibility to set and adjust budget to meet the needs of the Association. Discussion about the potential to provide vinyl siding in lieu of painting and the need for other repair work took place during the Treasurer's presentation.

It was agreed that the new condominium fees shown on the sheets sent to the Membership with the September 2nd meeting notice would go into effect with the October payment but would not be retroactive for the 2 payments for 2006-2007 already made.

Several unit owners commented about pool rails being loose and the need for supervision of work being done by contractors, paving holes, dumpster enclosures, and web site. Directors responded that they were looking into many of these matters.

Mr. Murphy presented a plaque to Norman Vadenais for his many years of service to the Association with respect to the forestry program. Mr. Vadenais gave an update on the forestry program and discussed the future need for access to get wood off-site, a brush cutter to keep trails clear, and also the need for volunteers to mark trails.

Motion was made to thank Walter & Mary Ellen for the good job they do keeping the property looking good. This was followed by a round of applause.

Report of pool heater was given but action was tabled as the Board felt it has other current issues needing attention.

Motion was made by Mr. Abjornson to adjourn meeting at 10:35AM.

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