

Labor Day Meeting 9/5/09

Meeting called to order by Tom Howe at 9:35.

Tom Howe acknowledged Bourque Property Management for a job well done.

Tom Howe addressed the Board's decision to not change the Association fiscal year from 3/31 and annual meeting date but to continue with past practice and amend the Association by-laws to reflect this practice.

Henry Saccoccia gave a current fiscal year financial report through 8/31. Revenues and expenses are within expected ranges. Reserve funds are currently \$108,000 (\$40,000 in paint and \$68,000 in major improvements). Association member made a motion to approve the financial report. Seconded. Approved.

Tom Howe described ongoing repairs to buildings and the pool area.

Tom Howe reaffirmed the condo policy and state laws on outside fires.

Tom Howe stated the Board is investigating pavement repairs/repaving of roads and building 3 parking lot and sidewalks. Association member John Rhodes is a civil engineer and has agreed to consult with the Board on this issue.

Tom Howe stated the Board intends to investigate issues related to decking repair/replacement.

Norman Vadnais addressed the current MRE unit tax bills breakdown. Association member provided additional information regarding valuations and requested the Board inquire to the Thornton Board of Selectmen about valuation issues. Tom Howe stated the board is looking into these issues.

In open forum:

Association member addressed possible fireplace hazard issues. Firebrick on the interior of some fireplaces is cracking. BPM is identifying which units have this problem and recommending masonry crack repairs.

Tom Howe informed Association members to contact BPM if they wish to replace storm doors.

Association member inquired about cracks on tennis courts. Tom Howe stated the condition of the courts are monitored on an ongoing basis.

Henry Saccoccia commented some unit owners need to monitor slider and skylight replacement needs.

Meeting adjourned at 10:30.