



Minutes
MRE Labor Day Meeting
September 5, 2015
Thornton Central School

Board Members Present:

Timothy Duggan
Nomand Vadenais
Alan Crowe

Absent: Matt Siegel and Steve Ciras

Mountain River Management Company: Melissa Tuchon

Agenda:

- 9:00-9:30 Coffee and Goodies Social
- 9:30 Welcome by the President

Introduction:

Welcome from President, and thank you to MRPM for their excellent work.

Financials:

- Tim reads statement from Matthew stating that we are on pace and even ahead in some cases for finances.
- We have no owners over 60 days past due.
- Few cost saving measures that Tim explains are: Repairing the pool chairs ourselves instead of throwing away and buying new chairs.
- The hot tub had trouble staying hot all last summer. We purchased a new hot tub heater. We saved \$\$ on service calls and we also changed to our plumber handling the service.
- Switched propane companies saving \$\$ there also.
- Looked at our meters that are all around our complex. Each unit has one, as well as each building. We have 3 meters that have never recorded a single thing. We are going to get rid of them. This will save us \$12-15k over a 10 year period.
- We are also looking to merge the existing meters so we have fewer meters on site resulting in less money spent monthly on meters. The power company charges a monthly fee for each meter.

Tree Planting:

The 1st 75 trees planted are looking good. Then the 80 this year, including the ones around the dumpster are coming along. We also put few red maples in this year and will continue planting new trees in the future. We are also getting prices for stump removal.

Painting:

- The other half of the small buildings will be completed next season then from that point, 2 main residence buildings will be done each year with a 4 year cycle.

Northern Pass:

- Latest plan by the power company is to bury the lines in our area. This is GREAT news. We would like to see it completely buried along the route from Canada to Bridgewater.
- Members thank Tim for his work in this matter.

Miscellaneous Items:

- Tim thanked Phil and Patti for donating the trash and recycle containers that are at the pool. These are heavy duty and should last many years.
- Tom Howe donated his old kitchen cabinets so anyone that needs parts from these cabinets, MRPM has them in their garage on site.
- The garages Normand found out are covered under master policy not the contents inside them. Extra insurance is required if want contents covered.
- ** Speed limit is 20mph on complex. Please be cognizant of this.
- Trim and Siding MRPM will do this in fall.
- Crack sealing will also be done in the fall by Bryant Paving.
- The well house will also get some plumbing repairs done.
- A pump in the deep end of the pool was replaced this summer for a cost of under \$400. It lasted 28 years.

Air conditioning:

- We are still talking with contractor trying to firm up a price, as well as working out the logistics. We want a firm spec. and likely one vendor doing work.
- Paula speaks highly for units as they work well for air condition and also heat. Probably looking at a rough price of \$10k per unit. Jerry would like the board to put to vote from members before we decide if this will be feasible for unit owners.

Dryer Vents:

- The board has decided that starting in November, the vents will start to be corrected. The vendor will give us a rough price before starting and they will start with building 1 and work way through complex. The owners will be billed for this work.

Plumbing Repairs:

- They are under way and the contractor will be billing for work completed in each unit.

New Cable Contract:

- We negotiated with Time Warner and came up with a great 6 year deal. It includes Turbo internet, a high def box and Showtime. The rate is locked in for first 2 years and can only go up 2% max after that yearly. Looking at \$37 a month plus taxes now. They will let us know how we are going to get service and boxes which goes into effect September 15, 2015. Everyone in attendance thinks this is great.

Dog Registration:

- The members wanted it and so far we have around 50 dogs registered. Some pushback from members but seems to be working as we are receiving fewer complaints about dogs and their droppings.

Fireplace Repairs:

- This involves the actual fireplace/chimney inspection and includes wood stoves. The inspections must meet manufacturer specs. We still have a few that are not in compliance.

Winter Heating Rules:

- Handful of owners who still don't put heat up to 50 degrees when they leave unit. Need to maintain this temp in units to avoid any pipe issues.
- November 1st the weekly checks will start by MRPM.
- Reminder snow removal is 24/7 at MRE.

Firewood:

- MRPM has plenty of wood on site for sale. A Regular bin costs \$80 and a large one is \$120.

Open Forum:

- Patti asked if trees could be trimmed back at the pool. This would provide more sun and heat pool better. Alan advised her, we will get price to look into this.
- A unit owner asked about swings and sandbox at the pool. Tim has never heard of this request but would look into it.
- Susan Secor asked about extending pool open. MRPM advised \$60 a day. Tim stated that board is willing to extend a week due to very hot weather forecasted for week.
- Jerry said make it an annual vote.
- Jeanne Campbell asked about getting venting for units that do not have washer/dryer set up.
- Paula asked if any new owners in attendance. Unit 65 Bernacki stood up.
- Jerry complimented the board for all their hard work!

Motion to adjourn at 10:15 by Jerry, seconded by crowd.