



Mountain River East Condominium Association



Minutes
MRE Memorial Day Meeting
May 28, 2016
Thornton Central School

Board Members Present:

Timothy Duggan President
Nomand Vadenais Forestry/Special Projects
Alan Crowe Secretary
Matt Siegel Treasurer
Steve Ciras Vice President

Mountain River East Management Company: Melissa Tuchon

Agenda:

Coffee and Goodies Social
Introduction of New Association Members
Approval of the 2015 Annual Meeting Minutes
Financial Report for 2015-2016
Budget for 2016-2017
Long Term Capital Planning
Cable/Internet Contract
Painting
Lawns and Grounds
Building Repairs
Dryer Vent Repairs
Dog Rules and Dog Registration
Parking Issues
Election of Directors
Open Forum
Adjournment

Introduction:

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

New Association Members:

Jean Green Unit 75 Present
Ken and Cynthia Winne Unit 11
Joe and Tyler Ellsey Unit 38
Dan Love and Amy Sedestrom Unit 23
Michael and Rena Anthony Unit 70 Present

Approval of Minutes for 2015 Annual Meeting

Motion to Move to Approve, all in Favor

Financials:

- Matt reads the 2015-2016 Financials/ FY 2017 Budget
- We have no condo fee increase again.
- Garage fees will be going up to \$175 from \$150.
- Matt thanks MPRM for their work in Quick Books
- Increase in our Insurance due to claim being filed.
- The budget is on its projected target. We have collected \$52,500 so far for Roof Assessment Fund. In great shape for reserves.
- Motion to approve current budget- **All approve**

New Cable TV & Internet Contract:

6 year Term Starting Sept 2015. Rate locked in first 2 years, max 3% per year thereafter. Expanded Channel Lineup (HD and Prem. Channels Included). Turbo Internet with Wi-Fi. 1 Set Top Box and 1 Digital Adaptor. **Virtually No Cost Increase**
No billing for Basic Services. Check Bills for Duplication. Not Affected by Charter/TWC Merger (Spectrum)

Painting:

- We are now on rotating building schedule. North Peak Painting is our Contractor

Lawns and Grounds:

Additional Guardrail installed at the Loop Intersection
Of our 310 acres, only 10 acres are developed. Lots of water, springs, improved water Bars, Improved Signage. Steve walked the association's lot lines and will have signs, and is working on creating new trails. The Association thanks Steve Ciras for his hard work. We also got rid of stumps and unhealthy trees around the complex. A new Pool Pump was installed and a few trees were taken down around the pool to allow more sunlight and less pine needles into the pool.

Trash and Recycling:

Weekly trash, biweekly Recycling Pickup through Labor Day.
A 20% **Discount** was negotiated by MRPM for the trash pickup.
Household trash only. Do not leave large items next to the dumpster. (Call MRPM)
Flatten Boxes and fill from back to front. The dump will let you dump bigger items.

Building Repairs:

Wood Bin Repairs continue and rotted trim being replaced by PVC.
Water Shutoff Testing and Repairs as needed. In December, plumbing issue in unit in

Building 1. Shutoff at buildings are not marked and 10 in Building 1 were frozen. All have been replaced, and whole building shutoff has been added. Plan is to move to each building and teach each one to ensure they all can shut off. Quarterly testing by MRPM. On Christmas Eve MRPM worked to ensure repair of Building 1 water shutoffs.

Dryer Vent Repairs:

G/G+ Units venting into Shed Attics. (Pictures were shown of clogged vents in the Complex) Buildings 1,4,6,7 are complete. 2 and 5 by early June. 2 G/G+ units to be scheduled, reviewing E/F units, most do not even have Dryers in their units.

Dog Rules and Registration:

Over 50 dogs registered (51) Unit 45 owner had a question, if a guest came up would they have to register the dog, answer is yes they would.
Responsible Owners/ cleaner Grounds
New off-Leash area in the front field near power lines.
Streamlined Registration due at end June, just need proof of registration from your Town
No dogs for renters without BOD approval.

Parking issues:

1 Vehicle per Unit in smaller lots
Preserve Space in front of Unit for Unit Owner's Vehicle
Use open space in larger lots for additional vehicles
Renters have 2 vehicle maximum
Please try and be a good Neighbor

The new signs look great and were done with help of Norm V.

Election of Directors. **Current BOD has been together 5 years**

3 year term complete

Tim Duggan and Alan Crowe both complete and both are recommended
For reelection. **Motion to approve, all in favor.**

Miscellaneous Items:

- Tim makes the announcement that both Ron and Pat Lathope have passed, long time owners.
- Tim thanks Susan Secor for her assistance in getting us the projector from the school, and she also runs the PTO, and she wanted to thank the association for buying a couple of holiday wreaths, that were put out front on the sign.

- 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.
- Question was asked about replacing thermostats in units, best bet is programmable one.

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 mini split 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.

Motion to adjourn at 10:50 by Jerry, seconded by crowd.