



Minutes  
MRE Labor Day Weekend  
(Informal Meeting)  
September 2, 2017 - 9:30am  
Thornton Central School

**Board Members Present:**

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

Mad River Property Management: Melissa Tuchon

**Introduction-** 9:30 A.M.

New owners:

- |                           |                              |
|---------------------------|------------------------------|
| • Betsy Bolan             | Unit 72 (Samantha Perkins)   |
| • AJ Coppola              | Unit 33 (Greg and Sue Secor) |
| • Jeffrey Richards        | Unit 65 (Lori Biernacki)     |
| • Thomas & Kristine Folan | Unit 45 (Edith O'Laughlin)   |

(9 New Owners in 2017)

**Financials/ 2018 Budget**

- Operating is right on target one-third of the way through FY18. Income is at 50% of budget (because we have done two out of four quarterly condo fee collections). Overall expenses are at 30% of budget. Even grounds and pool are slightly below 50% of budget through July.
- MMR (Major Maintenance Reserve) is ahead of what we had assumed in our long-range plan which we presented at the Annual Meeting.
- RAF (Roof Assessment Fund) continues quarterly transfers from Operating as usual. We are inside five years of our projected goal to do roofs.

**Water System Status:**

- Well 2 Is Off-line
- Hydro-Fracking Well 2 to Restore Output (15-20 gal/min)
- Access Road Improvements Are Complete
- Discharge Permit In Process
- Fracking Scheduled Mid September
- 90% Probability of Restoring Output
- NO INTERRUPTION OF WATER SERVICE

- Peter in unit 31 asked about shutting off farm house below us, in which we have a contract to supply water. Tim advised that we do have a contract in place with them till next May. At that point we will revisit it and hopefully come up with better terms that suit the association.
- Tim also suggested maybe we put meter on the farmhouse to determine and bill based on usage. Ken in unit 11 asked the distance between wells, which is roughly 90 feet.

### **Chimney & Fireplace Inspections**

- Services from a new vendor this year
- Fireplace, Chimney, Fire Extinguishers, Smoke Detectors
- Pellet and Wood Stove Annual Maintenance
- No Kerosene or Propane Service (Now Owner's Responsibility)
- All Inspections Completed for 2017 (awaiting report)

### **Water Heater Replacements:**

- 4 Units Required in 2017 – All Notified
- 15 Units Required in 2018 – All Notified
- Replacement Interval is Manufacturer's Warranty (6 or 10 years)
- The average cost to replace water heater from Association's plumbing contractor is around \$600, which Norm confirms with other companies, that is a very good price.

### **Window Replacements**

- Some Windows Are Failing & Leaking Into Buildings
- Primarily E and F Units
- Notifying Individual Units
- MRPM Can Perform Replacement

### **Painting**

- Buildings 1 & 2 painted in 2017
- Buildings 6 & 8 already contracted for painting in 2018

### **Dog Registration**

- Nearly 50 Dogs Registered
- Virtually No Dog Waste on MRE Grounds This Summer
- Please Continue Picking Up Dog Waste In Cold Weather
- Fines for Unregistered Dogs and Off-leash Dogs
- Suggestion made to put another dog waste bag dispenser at the beginning of our trail opening. All agreed this is good idea, because people tend to walk dogs up there in winter and not pick up after them.

### **Winter Reminders**

- Weekly Checks Start Nov 1
- Heat On Nov 1 or As Needed (50 Degrees Kitchen and Baths)
- Firewood Available From Management Company. Contact MRPM for pricing and delivery.
- Snow Removal
  - Roads and Open Spaces Cleared First
  - Owners Then Move Vehicles to Open Spaces
  - Parking Spaces Cleared Once Vehicles Are Moved
  - Owners Are Responsible For Moving Vehicles After Open Space Cleared
  - Move Vehicles No Later Than 12 Hours After Snow Stops
  - Fines Assessed For Failure To Move Vehicles
- Sandy Cooper asked about plowing the mailboxes out. MRPM stated they can try to help, but owners need to stay on top of it due to state plowing RT 175.

### **Parking at MRE**

- Changing Demographics (More full time residents)
- 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 Vehicle
- Tenants: 2 Vehicle Maximum
- No Commercial Vehicles
- Please Try To Be a Good Neighbor

### **Open Forum**

- The extension of the pool season for another week, was voted on, and only 2 people were in favor of it. The BOD was not not in favor due to the pool water temp, freezing, and the next week's forecast was not going to be warm.
- Question was asked, did we get anywhere with cable company? No. We expect a 3% increase in October too.
- The BOD will be getting pricing on refreshing the signage around the pool/complex.
- The BOD is also working on getting a price finalized for filling cracks and painting over the tennis courts. Not many vendors around willing to do work, and received very high quotes from ones that did. The vendor we found outside of Boston fits into our projected budget for this, and has references.
- Lori in unit 21 asked about making speed limit signs bigger, Peter in unit 31 thinks he sees some vehicles travelling about 60mph on our driveways. Tim and the BOD advised if they see a vehicle travelling what they think is abnormally fast, report it to the bod. We currently have some law enforcement officers for owners on premises.
- Patty in unit 42 asked about paving the driveways and parking lots. The BOD doesn't have that on the radar, as we all think they are in great shape, and crack sealing is done as needed around the complex.

- A donation basket was put up at the meeting to help hurricane victims of Houston. We raised \$131, which Tim's company will match. The money will be sent to the Red Cross in Texas.

**Meeting adjourned 10:20**