



May 4, 2019

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 25, 2019**. The agenda this year is again relatively light as we've had a mostly uneventful year and routine maintenance projects are already underway.

We will review the Association financials for the past fiscal year, go over the proposed budget for the current fiscal year, and we'll discuss our long term capital plan. The Board will provide an update on the status of building repairs, painting, water system repairs, grounds, maintenance, and other projects that are either proposed or already underway. We will review recent changes to the Association's insurance policy and discuss potential additional changes going forward.

We will also discuss the changing demographics of our Association and the effects these changes are having on our rules, guidelines, and finances. Additionally, we will review recent changes to the Association's rules regarding contractors working on site and clarifying the use of facilities by lessors and lessees.

This meeting is also your opportunity to learn about, and provide input to, the financial decisions affecting the operation of the Association. As noted on your April invoice, the Board is recommending an operating budget that results in increased condo fees for the first time in 5 years. We've worked hard over the past 5 years to offset rising costs with savings in other areas. But rising costs have caught up to us and our budget reflects that reality. Our budget also accounts for the financial impact of the ongoing changes to our demographics.

In order to make the meeting as productive as possible (and to minimize our time indoors on the first weekend of summer) we will adhere to parliamentary procedures (aka "Robert's Rules") for the conduct of the meeting. As usual, we will be having our **coffee social from 9:00 to 9:30** and we ask that owners with unit numbers in the single digits, twenties, forties, and sixties bring some goodies - next year the other buildings will have their turn. As always, coffee and associated condiments will be provided by the Association.

As we have in past meetings, we will also have a donation basket alongside the goodies. Over the years we've raised hundreds of dollars at our Association meetings for hurricane victims, homeless shelters, and veterans services. This year we'll be supporting the [Pan Mass Challenge](#) in the fight against cancer. The PMC is a 192-mile bicycle ride across Massachusetts that has raised over half a BILLION dollars for cancer research since 1980. Our donation will be on behalf of one of our Association members who has volunteered to ride in this summer's PMC. You can read more about the PMC and donate here: <http://profile.pmc.org/ER0152>.

The coffee social will end and the meeting will begin promptly at 9:30. On behalf of the Board of Directors, I hope to see you there.

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