

Minutes of Mountain River East Condo Association Owners Meeting – Thornton Middle School - Aug 31, 2019

Attendees: Board of Director (BOD) members President, Tim Duggan; Treasurer, Scott Robitaille; Don Russo, Special Projects; Steve Ciras, Vice President and approximately 25-30 additional attendees.

Mr. Duggan called the meeting to order at 9:28.

Mr. Duggan reported that association raised \$350 to donate to the Pan Mass Challenge Ride.

Mr. Duggan introduced the board, Guy and Melissa Tuchon from Mad River Property Management and new association members Laura and Fran Smith Unit 29 (not in attendance).

Mr. Robitaille presented a brief financial update and noted the following:

- Income was slightly under budget
- Expenses were over budget driven primarily by the tree replacement project, pool pump repairs due to lighting strike and stonework around perimeter of buildings.
- Additional anticipated expense includes additional tree replacement, pool tile repairs and hot tub repairs (heater, leaks and jets).
- Roofing reserve is on track.
- Additional expenses may require increase in condo fees.

Owners follow up questions comments included:

- Request for copies of financial. Treasurer Robitaille is to provide.
- Question was raised as to whether a forecast for the remaining year has been prepared. Treasurer Robitaille noted that there has not but estimates we may be over budget on expenses due to additional expenses which he had previously note.

Owner Jerry Perry was recognized and presented a leasing fee proposal:

- He noted that the increase in renters is driving increased expenses and provided examples such as increase in trash removal, challenges with fireplaces, increased insurance, additional burden on septic system, hot tub repairs, increase road uses legal issues, increase in pets, facility damages, and strain on water pump systems.
- Demographics changing from part time weekenders to full time residents. Approximately 28 units are now full time. Approximately 11 are owners others are investors.
- He requested the board of BOD consider fee to renters to offset additional expenses. He feels that the owners are subsidizing additional expense. He recommended the BOD come back at the next association meeting with a recommendation and possible vote to change condo By Laws.

Owner Peter Diforte recommended we seek legal advise. Another owner asked for and Mr. Duggan provided a summary of current fees and responded that currently there is a \$75 fee, which has never been increased and is not sufficient to cover the cost expended in processing the lease application. Finally, another owner recommended the BOD consider and across the board fee not just to owners who lease their units.

President Duggan then presented the current grounds projects and noted the following

- The tree replacement project will continue and recommend that owners notify the BOD if they believe addition trees should be removed before the replacement work commences.
- New rule signs have been replaced at the pool and tennis courts. New speed limit signs have been installed but have not seemed to decrease speeds.
- Pool chair repairs will continue as needed

One owner commented that there was water build up in the parking lot of building 5.

President Duggan also provided a summary of pool and hot tub repairs. He noted that the tiles, which have been falling off the pool wall, have been caused by rubber seal failure behind the copingstone. These seals will also need to be replaced to prevent further damage. The cost of repairs is approximately \$8,000 and the work will commence shortly after the pool is closed for the season. The hot tub has similar issues and additionally needs parts to repair the heating unit, feed lines need to be repaired or replaced and water jets may need replacement. The cost of these repairs is not known at this time.

Window and door replacement will continue. Approximately 10 owners will receive notices regarding the required repairs. Approximately 6/7 owners will receive notices to replace their hot water heaters. Rotting building trim will continue to be replaced with PVC. PVC is used for all trim replacement per Association Policy. President Duggan also noted that some railroad tie stair steps would need replacement. Finally, the building water shut offs will be to be "exercised". One owner noted that the siding on building 8 is beginning to cup. Mad River Management responded that they were aware of the issue and has included it on their list of required repairs. Another owner also recommended that all owners be advised to determine where their interior water shut off is located to prevent additional damages during an emergency. President Duggan noted that several owners will need to replace their some detectors with combined carbon dioxide / smoke detectors to comply with state laws. Owners were also reminded that all new wood and pellets stoves must be inspected before use.

President Duggan reminded owners of winter rules for heat and parking. He noted that thermostat readings are not always accurate. The ambient temp must be at

least 50 degrees. The Mad River Property Management Company performs weekly checks and will increase the temperature as needed. President Duggan also reviewed the winter parking rules and the need to move cars in a timely manner in order to allow for efficient snow removal.

An owner noted that sand and salt buckets are helpful. Another owner noted the need to provide sanding near dumpsters.

No owners requested a pool season extension

Open forum included discussions, comments and questions and regarding:

- Do we have a plan to address the deer problem (eating the plants)?
There is no formal plan but the management company will keep watch for damages.
- There is a gutter and erosion across from building 1 which needs to be addressed.
- It was noted that owners are not diligent in crushing boxes before tossing them in the recycle dumpster.
- It was noted that the recyclable items noted on the refrigerator magnets conflicts with the posting on the dumpsters. It was noted that the magnets were very old and may not be accurate. Sign on dumpster's conflict with magnets.
- Owner Diforte recommended that additional trees be cut back to avoid damages. He sited examples of damage caused by trees being too close to the buildings.
- An owner commented that she loves the trees and feels the board has been doing an excellent job of balancing safety with aesthetics.
- Mr. Diforte presented a list of what he considers issues with the property. It was noted that these issues have been raised at past meetings and were addressed at that time.
- An owner questioned whether any complaints have been raised regarding the noise from mini split heating and AC units. President Duggan replied that there have been no complaints.

Meeting was adjourned at 10:40.

The Board met after the meeting to discuss a request for reimbursement by a former owner for damages caused by a roof leak. The Board concluded that the Association's responsibility was to repair the leak and to submit an insurance claim if the cost to repair the interior damage exceeded the Association's deductible. The leak was repaired promptly by the Association and the Association received no indication that the cost to repair the interior damage exceeded the deductible amount. No further action required.