



Minutes
MRE Memorial Day Meeting
May 27, 2017
Thornton Central School

Board Members Present:

Timothy Duggan President Unit 24 May 2011*
Nomand Vadenais Forestry/Special Projects Unit 56 May 2009*
Alan Crowe Secretary/Mayor Unit 8 May 2010
Matt Siegel Treasurer (Absent) Unit 13 May 2012
Steve Ciras Vice President Unit 67 May 2011

*Served on prior boards

Mad River Property Management Company: Melissa Tuchon

Electronic Delivery of Annual Meeting Material

- *Over 75% Participation in second year
- *Savings of Approximately \$75 in Printing/Postage
- *Reduced Association's Environmental Impact

Introduction:

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

- *Contract Renewed April 2017 (5 years)
- *Most recent contract renewal guarantees MRE will continue to enjoy Outstanding Property Management Services Through March 2022!!

New Association Members:

- *53 Linda and Fred Wijnen-Riems (Richard Goodman, 1/24/17)
- *10 Johnny Zima and Scott Robitaille (Kris Freeman 2/7/17)
- *57 Rebecca and Tom Hagerty (David Lathrope, 2/16/17)
- *52 Ron Dalphonse (Colin Eggleston 4/3/17)
- *59 Ruth Berkeley and Michael Stenson (Jeannie Campbell, 5/8/17)

Approval of Minutes for 2016 Annual Meeting

Motion to Move to Approve, all in Favor

Financials: 2016-2017/2018 Budget highlights

- FY2017 Expenses came in UNDER budget
- We have no condo fee increase again.
- FY2017 Income came in Over Budget

- Matt thanks MPRM for their work in Quick Books
- Increase in our Insurance due to claim being filed.
- Roof and regular reserve both in great shape.
- No extraordinary operating expenditures anticipated.
- A/R- No Liens (6 months),
- Changing Demographics:
- Currently 21 full time/8 seasonal/ and 51 part time
- 10 year trend 35 units have changed hands in that period
- Net 7 units went from part time to full time
- Net 4 units went from Part time to seasonal
- Trend presents budget challenges, strain on our water, trash, etc
- Maybe difficult to avoid increased condo fees in FY 2019
- Motion to approve current budget- **All approve**

Cable TV & Internet Contract

Time Warner Cable is now Spectrum

Spectrum recently added a surcharge for Broadcast TV, which is roughly a \$100 a month or \$3.75 per unit per quarter.

The association has unsuccessfully challenged this fee on the grounds that it is not part of the cost structure negotiated in our contract.

Choices:

Accept the surcharge and adjust cable fees starting July 1, 2017

Terminate the contract and have owners purchase cable individually.

Modify Contract drop tv and provide internet only

**Norman from Unit 23 said he works for cable company and can help us resolve this.

Jerry asked if legal action is worth the extra \$1200 a year.

Water System Improvements

Changing demographics present water system challenges

2 wells, each over 500 feet deep. Both drilled when complex developed.

Well #1 is producing enough water to meet Demand

Replaced pump in Well #2 in 2013

Well #2 is not producing at the Pumping Rate

Well empties, Pump cycles, Wear & Tear

Investigating Options

Frack and extend Well #2 to increase Water production

Dig New well and re use existing pump, wiring, sleeve, from well #2

Advanced reserve funding for water system repairs into FY 2018

Painting:

- We are now on rotating building schedule. North Peak Painting is our Contractor
- Going to pick the 2 buildings that need it the most this year.

Lawns and Grounds:

Front Sign Completely Refurbished. The sign if sent out to be replaced would have cost several thousand. Norm Vadenais did the refurbishing all by himself. GREAT Job!

Trail Maintenance continues as Steve Ciras continues marking trails with signage.

Brush Clearing Continues as MRPM trims the trees that are close to our roads. Will be done this year.

Tree Replacements Continue as Steve and Melissa work on that.

Replaced pool pump in August of 2016. That was the 2nd of 2 replaced.

Trash and Recycling:

Weekly trash, biweekly Recycling Pickup through Labor Day.

Changing Demographics present trash and recycling challenges.

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 are complete

Water Shutoff Testing and Repairs complete. 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 exercise all shutoffs twice a year.

Ongoing trim and painting.

Window replacements required in some units.

Outside stairs are going to start to be repaired this summer.

Dryer Vent Repairs:

Currently evaluating remaining dryer vents for E and f units.

Miscellaneous:

Chimney, Fireplace, stove inspection company replacement under way for new vendor

Water heater replacements: 6 units this year, 11 units next year \$600 is roughly the cost, and is owner responsibility, but we have contractor on file.

Determining Feasibility of adding a bathroom at the pool.. Getting a firm number for labor day meeting.

Water Contract Renegotiation Since 1990 MRE has supplied water to white apartment building below us, which paid for garage for the management company. The contract ran from 1993 to 2003 and then extended for 25 more years. Now due up in 2018. Need to determine or estimate how much they use to come up with fair price. Pete D states that there are 5 units that use the water. But there are no meters that determine the usage. If they don't like our pricing, we could always discontinue providing and have them dig own well.

Proposal to Remove Short Term Rental Restriction

2/3 of 80 units required to change declaration/by laws

Recorded vote by unit

Computed using owner interest

Presentation of proposal and discussion

Conduct the vote.

Results: ** 70.86% opposed. 6.67 % in favor 22% no vote.

Dog Rules and Registration:

Over 60 dogs registered last year.

2017 dog registration form on MRE website.

2017 registration is due end of June

No dogs allowed in leased units without BOD approval.

Problems with dog waste cleanup in winter months.

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

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

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

3 year term complete

Steve Ciras is due up. He elects to run again.

For reelection. **Motion to approve, all in favor.**

OPEN FORUM

Jim from #64 asks we evaluate septic systems. Yes, ongoing inspections are done, and everything looks good.

Sandy Unit #1 asks about adding address sign, which we already have. She also compliments the trail work done, and she wishes to have moment of silence for decease.

Patty #42 asks about making payments for quarterly condo fees electronically. Tim says we are looking into it.

Peter #31 says he is concerned about putting flag pole out front near our sign, because it will have to have light and be cared for. Tim assures him we have thought of that.

Motion to adjourn at 11:30 by Gerry Perry, seconded by crowd.