



Minutes
MRE Labor Day Weekend
September 1, 2018 9:30am
Thornton Central School

Board Members Present:

Steve Ciras, Alan Crowe, Tim Duggan, Scott Robitaille, Don Russo

Also Present: Melissa Tuchon, Mad River Property Management

New Association Members (since 2018 Annual Meeting)

#28 Alonso Sawyer
#58 Margaret Sieber
#56 Gerry & Ann Sill

12 units sold last year and 5 sold so far this year.

Changing Demographics

Current usage:	Changes Since May Meeting
26 Full Time	1 additional full time unit
6 Seasonal	1 fewer weekend unit
48 weekend	

FY 19 Financials YTD

Income Slightly over Budget
Expenses on Budget
No extraordinary Expenses
Both Regular and Roofing Reserve Contributions on Track

FY2020 and beyond

Increased Condominium Fees to Support Increased Usage

Fully fund MMR for additional capital projects

- Additional Parking
- Septic upgrades and Replacements
- Water system Upgrades and Repairs

Increase Operational budget

- Additional Maintenance & Inspections
- Additional Trash Removal
- Increased Insurance Premiums
- Increased Professional Fees
- Replace Lost Water Income

Jerry Perry asked if there is model out there that would allow people who rent out their unit full time an additional fee to help offset the usage of association. Tim Duggan responded we could look into it. Peter Diforte says Russ Chernin, who is owner and lawyer, has said in the past that you can not do this legally.

The Association has gone 4 years WITHOUT a condo fee increase

FY 2020 Additional Major Maintenance Projects

Grounds:

- Aeration
- Reseeding
- Tree removal and Replacement

Pool Area

- Pump Replacements
- Hot Tub Jet Replacements
- Tennis Court Replacements

Buildings

- Deck Replacements, Joist rotting out. Could replace them by attaching to buildings and adding support posts rather than relying on cantilevered joists.
- Patio Replacements
- Regrading Garages (Water Infiltration)

Peter Diforte states that building 3 and 4 stairs are not up to building code. Also roofs on garages not installed properly. Need drip edge. Tim Duggan says will take it in consideration.

Insurance

Association Premiums Increasing 5+ Percent Per Year

Association Deductible has **never been adjusted for inflation.**

\$5,000 deductible in 1988 roughly equivalent to \$10,000 in 2018

If the Association Increases Deductible:

- Fewer claims Against the association Policy

- Lower Association Policy Premiums

- Owners increase Individual Coverage

Owner Policy Should cover Personal Property, Improvements, and Increased Association deductible.

Proposed deductible (November) \$10k or \$20k depending on cost

Peter Diforte in favor of such proposal.

Our current insurance company changed ownership, Association looking at other agencies.

Water contract Renegotiation

White Apartment building sold in July. (Ingram to Kubik)

MRE informed Kubik of Intent to Terminate

Water shutoff located.

Kubik working to Install Well

Kubik has till end of May 2019 to install well. \$1800 a year was our fee.

Building Maintenance and Repairs

Door and Window Replacements Resuming

Some Issues with different contractors/trim, fit and finish

Trim and Siding Repair Starting

Propane sheds must be Ventilated.

Rebecca Hagerty asked how do you determine if door/windows need replacement?

Melissa walked around complex with Ashland Lumber to inspect them.

Over time people started replacing windows and doors on their own. The association adopted policy that owner is responsible for replacement of doors and windows, not the association.

Phil Campanile asked about workmanship quality. Can you do anything? Tim Duggan stated that it is tough to police, as you cannot mandate you use certain contractor. 3 other units used different contractor other than MRPM and have had nothing but problems. Only criteria for contractor is that they be licensed and insured.

Leasing Procedures

Application submitted 30 days in advance. Few owners thought the rules for this were unfair.

Association Approval Required

Impact on Community (Background, referances, etc..)

Financial Viability

Rent payments collected in Lieu of Condo Fees

Common Issues: Parking, Dogs, snow removal, pool usage.

Spectrum Cable:

Changes to all digital on October 16th.

Cable Box or adapter required for all tvs

May gain or lose channels.

Contract renewal coming up (halfway there)

No real other options.

Fireplace & Chimney Inspections

Awaiting Official Report- some repairs required.

Smoke Detector Replacements Required. We have quote from Dow Electric.

New wood/pellet stove installations must be inspected.

Parking

Move vehicles no later than noon after overnight snow

Please cooperate with snow removal operations

1 vehicle per unit in smaller lots

No commercial vehicles

Preserve Space in front of unit for unit owners vehicle where possible.

Use open space in larger lots for additional vehicle

Leased units: 2 vehicle maximum

Please try to be good Neighbor

Peter Diforte expressed concerns of snow plowing. He installed dash camera. He questioned MRPM ability to perform plowing with one truck.

Patty Campanile stated access to bldg. 5 drainage gets blocked in winter

Extending pool season: Labor day is early this year and weather is favorable.

\$735 for week, but could be less, as it is based on workers cost.

Extend it 1 week.

Open Forum

New flag and pole look great, but the solar light not working.

Jennifer Smith questioned insurance slide of possible \$20k deductible. Big jump.
Tim pointed out same slide was used for memorial day meeting.
Ashland condos have a \$25k deductible.

Peter Diforte stated that there is a greater risk of roof leaks based on the roof being 9 years out of warranty. There is no warranty only a guide of life expectancy.

Lori Kracoff asked if email will go out regarding insurance info. Yes it will.

Gerry Perry. Thanks the Board and MRPM for a job well done. He then made motion to adjourn

All in favor

Meeting adjourned at 10:45AM