



Mountain River East Condominium Association



Minutes
MRE Memorial Day Meeting
May 25, 2019
Thornton Central School

Board Members Present:

Timothy Duggan President Unit 24 May 2011*
Donald Russo Forestry/Special Projects Unit 4 May 2018
Alan Crowe Secretary/Mayor Unit 8 May 2010
Scott Robitaille Treasurer Unit 10 Sept 2017
Steve Ciras Vice President Unit 67 May 2011

*Served on prior boards

Mountain River Management Company: Melissa and Guy Tuschon

Collection for Pan Mass Challenge taken. Raised \$305.00

Agenda:

Coffee and Goodies Social
Introduction of New Association Members
Approval of the 2018 Annual Meeting Minutes
Financial Report for 2018-2019
Budget for 2019-2020
Long Term Capital Planning
Insurance Policy Options
Building Maintenance and Repairs
Lawns and Grounds
Water System Repairs
Property Improvements
Rules & Guidelines
Election of Directors
Open Forum
Adjournment

Introduction:

Welcome from President, and thank you to MRPM for their excellent work.
MRE/MRPM Relationship began August 2012

*Renewed April 2017 (5 years)

*32nd Annual Meeting for MRE.

8 New Association Members since Labor Day:

- *27 Smaranda & Corneliu Bodea
- *38 Krista Neal
- *53 Ann & Thomas Boucher
- *11 Donna & Harry Shamberger
- *37 Karen & John Pagano
- *66 Francoise & Donald Mueller
- *63 Denise Holgate & David Santos
- *29 Francis & Laura Smith

Approval of Minutes for 2018 Annual Meeting

Motion to Move to Approve, all in Favor

There are usually 2 Association meetings per year: one in the spring and another in the fall.

The formal annual Meeting is typically held on the Saturday morning of Memorial Day weekend at the Thornton Central School. An informal meeting is held on the Saturday of Labor Day weekend, also at the school. It was sometimes referred to as the poolside meeting, because it was held at the pool in the past.

Changing Demographics of MRE:

27 full time members up 2 from last year

9 seasonal. up 3 from last year

44 weekenders. 5 fewer from last year

Jerry asked if put more of the costs on full timers, specifically those owners who rent out there units.

40% of ownership is under 5 years.

Exercise on Outdoor Lights: there are approx. 218 outdoor lights at MRE, if you spent \$100 on replacing light itself, and \$100 on install, it would cost us \$32,700!1

Financials: FY2019/2020 Budget highlights **No condo fee increase in 5 years!! 10% this year.**

- FY2019 Expenses came in **over** budget.
- FY2019 Income came in **over** Budget
- FY2020 Budget Accounts for Increasing Costs
- \$2,500 for well roof redone

Roof and regular reserve in great shape, and are on track. Roofs are still looking at \$300k +/- Sandy Cooper asked where roof money goes to, and about the harvest of forestry. This happened in 2014.

No extraordinary operating expenditures Anticipated.

A/R- No Liens (6 months), only 1 unit over 60 days. Less than \$2.5k outstanding (2%).

- Association is defendant in 1 pending legal action (\$440)
- The association has no debt and no debt servicing costs
- \$30k goes into roof assessment. 18% increase in FY20 regular reserves.
- Motion to approve current budget- **All approve**

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

Well #2 was fracked in Sept 2017. Complete success. Now producing more than 30 gal per min. more than rated at.

Our water is tested quarterly by the state.

Individual/building shutoffs are tested annually. The well house is heated in winter months.

Painting:

- We now are locked in to 2 year contract with vendor.
- Going to pick the 2 buildings that need it the most this year.

We will be regrading some garages to eliminate the water issues at the door of them.

Roofs are due to start being done in 2021

Thinking about either metal or regular roofs.

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

Our Reserve Money is held in Savings Accounts.

Tree Replacements Continue as Steve and Melissa work on that.

Replaced pool pump in deep end done this week..

Insurance:

Increasing premiums around 5% a year. (\$1000) The insurance is for reconstructing the unit/building to original condition
The deductible on association is \$10,000. Small claims and our prem. Go up.
The Board wants to increase deductible, to \$15k in Nov, so we can lower premiums and have less claims. Peter D. wants to push this increase off a year.
Personal property/Improvements/and association deductible are what your personal insurance should cover. Owners are encouraged to increase individual coverage as a result.
Owner Policy should cover Personal Property, Improvements, and increased association deductible.
Pete Diforte supports increase in deductible, but wants to push it out a year.

Wood Fireplaces and Flues are over 30 years old
Insurance companies are starting to require annual video inspections
Video inspections would cost us roughly around \$10k
Other Associations have condemned and failed flues/fireplaces, and they have sealed up failed fireplaces. They have also converted all fireplaces to pellet or gas.
Individual gas conversion cost is \$3k to \$7k.
A full site propane tank installation quote to us was \$105k, and that was just the tanks.

MRE Annual Chimney Inspections

Chimneys and fireplaces are inspected every other year, annually if used regularly.
Wood/Pellet stove annual Maintenance is provided by association, individual owners pay.
Propane and Kerosene heater annual maintenance is required by association, and individual owners coordinate and pay.

Property Improvements.

10 trees are going to be removed.
Trees are going to be replaced.
We added flagpole, and will look at the solar light at pole to ensure working.
We are getting new Pool and Tennis Court Rule Signs, as well as new speed limit signs that are the same used on streets with a reflective color to stand out.
Trail improvements have been made by Steve to make it easier to navigate your way around the different trails out back of our property. Water Bars are working. Some deadfall Trees remain. Improving Bridging along blue trail. Added "quickest way back" arrows, and also Rerouting the yellow trail. Additional information is at trailhead kiosk.
Scott and John put a bench up near waterfall. The snowmobile club offered to help with any improvements.
Orange is Steve's favorite color.
Sandy Cooper asked about harvesting again soon, not going to happen again for a long time.

There over 300 acres on our property, and only 10 of that is the property around the buildings.

As mentioned above the pump house roof replaced, rather than mold remediation. Fully insulated well house now. Replacing the heaters in there this summer. Savings will be realized with replaced heaters.

We are starting to address garage grading, as some garages are getting water inside.

Walkways and stairs will also get attention this year, with repairs and/or replacements.

Residential and Building Maintenance Repairs

3 sliding doors replaced in 2018, 6 scheduled for 2019.

40 windows replaced in 2018, 15 scheduled for 2019.

4 storm doors replaced in 2018, 1 scheduled for 2019

1 water heater replaced in 2018, 6 scheduled for 2019. 2023 there will be 20, and 2024 there will be 26.

Minor trim and siding repairs around complex.

Additional foundation stone added.

Complex is 32 years old

Door and Window Replacements.

Owners responsible for replacing doors and windows.

Be aware of replacement windows. Bad experience with Granite State Glass.

MRPM is preferred contractor for windows.

Style must conform to MRE standards.

Prior coordination with management company and completion inspection by management company REQUIRED.

PVC trim replacement REQUIRED.

Owners who do not act when notified will be responsible for cost of building repairs.

Price list and Notifications will be out in June.

Trex is ok for flooring on decks. Must match color. Rand hardware has the color for these decks.

Septic Systems

2 independent systems per building.

Inspected annually and pumped as needed.

Riverbend at Ashland Beginning to replaced leaching fields.

Single ply paper only.

Treat and Clear your drain pipes with enzymes

They are safe to use with septic systems.

Zep drain care is recommended.

Recent Rule changes & Clarifications

Contractor requirements (per declaration)

All contractors must provide liability and workers compensation certificate

Liability insurance is \$1 million per incident.

Sole Proprietor Exemption from workers compensation valid for single person jobs only.

Lessor and Lessee Restrictions (per leasing application)

Leased units must be either occupied by the lessee or empty for the entire lease period.

Use of facilities by lessor restricted to landlord activities for the entire lease period.

Dog Rules and Registration:

Over 60 dogs registered last year.

2019 dog registration form on MRE website, mountainrivereast.com

2019 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

The Association has revoked permission for a dog.

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

Use open space in larger lots for additional vehicle.

Please try and be a good Neighbor

Trash and Recycling

Household trash only, NO construction debris.

Do not leave large items near the dumpster. Call MRPM

Furniture

Appliances

If you don't want it, chances are... Nobody else does.

Flatten boxes and fill dumpsters from back to front

Recycle! It helps to keep the trash dumpster from overflowing, and sandy cooper loves it, although she did ask about cutting down trees for forestry.

MRE owners and residents can use the thornton Transfer station, aka the dump.

We pay roughly \$6k for trash pickup.

ELECTION OF DIRECTORS

Tim Duggan Unit 24 – RE-ELECTED TO 3 YEAR TERM

Alan Crowe Unit 8 – RE-ELECTED TO 3 YEAR TERM

OPEN FORUM

Sandy asked that snow plowed down further, so as to not block her parking spot.

Mike asked how long left on cable deal. 2 more years.

Kristen asked about drone flying near her unit. Tim said power company been using them to check the lines.

Pete D. asked about tree at bld. 4 to get rid of tree, as well as trim trees near parking lot
He also supports raises condo fees

John asked about noisy neighbor across from bld. 1. They were arrested before, and don't be afraid to call on them.

Lori asked about the deer eating bushes, hopefully they come back

Bill, thanked the board for all its hard work.

Motion to adjourn at 11:34 Jerry made motion, seconded by crowd.