

President: Jeannine O'Mahony Robbins

Vice President Steven Ciras

Treasurer Scott Robitaille

Project Manager Donald Russo

Secretary Alan F. Crowe

Mad River Property Management Guy and Melissa Tuchon

30 Unit members in attendance.

Welcome by President, and introduction of Board and MRPM.

Intro of new members,

Lily & Nathan Scott Unit 47 Not in attendance

Jim & Rae Schofield Unit 63 Not in attendance

Joshua Green Unit 80 Not in attendance

Approval of 2021 September meeting minutes, posted on website. Motion Approved.

Financial Report for 2021-2022

We came in at or around budget. Building repairs of \$6k will carry over, due to not being done last year. 2 buildings per year will be done for maintenance each year, per contract.

3% increase in condo fees.

Long Term Capital Planning: Septic and decks will be on horizon.

Tim Duggan got used to assessment, and is recommending we institute it, to help keep reserves healthy and start building for septic systems replacement and decks. Jerry P also

agrees. Everyone in attendance agrees that it should be instituted back up. Motion made to resume. Assessments will resume next quarter.

Septics are being pumped once a year. Krysta asked if twice a year be better. That will be asked of Septic Solutions, who is our preferred vendor.

### Cable Contract.

Steve negotiated a 6 year deal. 4% increase each year. Higher wifi speed, 2 HD boxes per unit. 1/22 effective. Tim D thanked Steve Ciras for getting a \$150 package for around \$30 per unit. Showtime included as well.

### MRPM Contract

5 year contract, negotiated by Al Crowe. 2% increases yearly. Extra week at pool. Tractor rates and hourly wage also increased.

Hot tub question. Not very hot. Set at 100 degrees, can go up to 104.

### Tree Trimming/Removal

Lot 2 tree coming down in parking lot, due to sap on vehicles. Lot 4 lot of trees coming down.

Loom and seeding being done by MRPM around complex. Tru Green puts down treatment 5x a year. Stay off grass for an hour after application. MRPM will email association when they applying.

Pickleball will take place this season, on one side of the tennis courts. President states it is very popular sport now, and invites everyone to give it shot.

Election of Directors:

Al Crowe due up, reupped for another 3 years. All in favor.

Steve Ciras is stepping down after many terms on the board. He states it has been a pleasure to serve. President presents him with few tokens of appreciation.

The board nominates Phil Campanile to take over for Steve Ciras. Phil is retired and will take on role of Building and Special Projects. Donald Russo will take over Vice President. All in favor, motion approved.

Margaret looked into feasibility of adding more garages. Town says it should be lottery, so they know who owns them. Margaret tried to interview 3 contractors, and not one showed up for appointments. Do not know if any spot in complex would be able to add. Maybe adding on to existing. Margaret will try some other vendors.

Jerry Still asked about Hot water on Demand. Unit 80 is only one in complex with that. Jerry will discuss with plumber for more info.

John Unit 9 says you can use your Spectrum app to stream on your home smart tv.

Betsy is going to hike Appalachian Trail.

Motion to close. All in Favor 9:42 a.m.