

Minutes
MRE Labor Day Weekend
Location: Tennis Court
September 3, 2022, 9:00am

Board Members Present:

President- Jeannine O'Mahoney Robbins-Murphy
Vice President- Donald Russo
Treasurer- Scott Robitaille
Project Manager- Philip Campanile
Secretary- Alan Crowe

Mad River Property Management: Melissa Tuchon

34 Members in attendance. No new owners in attendance, Unit 12 and 51 first times in attendance, Heidi Freeman and Dan Cook

Introduction- 9:00 A.M. Welcome by President and introduction of Board and MRPM.

Approval of 2022 May meeting minutes posted on the website-. Motion Approved.

Financials-

- We are currently at 42% of the budget, which should be at roughly 33%. Cause:
 - Building repairs and the amount of work needed
 - 77% increase in electric cost

Buildings/Grounds-

- We have made the decision to pump all the septic tanks every year instead of just once a year. This decision was made due to the age of the system, we also have had a couple of issues/blockages in the past year.
- Chimneys-
 - Historically, we have always done visual inspections. However, 3 units recently had camera inspections performed and failed. Considering this we have contracted with Chimney Sweeps for camera inspections.
 - We are doing camera inspections due to the age of the complex and the knowledge that other complexes have had fireplace fires. The average life expectancy of a fireplace is 20-30 years.
 - We only budgeted for visual inspections which would have been \$2k, so this will impact the budget, but will not need an assessment.

- Propane and pellet stoves will not be inspected. All open fireplaces will get a camera inspection. Flue failures are unable to be repaired. Firebox failures have the potential to be repaired.
- Solutions for failed inspections include total replacement or installation of wood or pellet inserts. Owners have the option to remove the fireplace completely, repair, replace or block. Relining the flue is an acceptable repair according to the Fire Chief.
- The Fire Department and other associations in the area were consulted
- If a chimney failure notice is issued to an owner, the owner will have 30 days to respond to the notice. The response will need to include the planned resolution and timing for work completion.
 - If there is no owner response within 30 days of the failure notice, MRPM will have the fireplace blocked off for use and capped.
- Chimney sweep current price is \$69 and is the owner's responsibility
- Camera inspections will be performed every three years, and visual inspections will be performed every year based on expert recommendations. (Stoves; wood and pellet, as well as propane fireplaces are excluded from camera inspections).
- Question was raised asking if there may be a discount on the pellet insert pricing if we were to have a bulk purchase.
- Gerry Perry asked to consult our MRE attorney to ask if we can make the fireplace failure notifications public knowledge.
- Septic Systems-
 - Systems are getting old and issues have arisen.
 - **Only** flush toilet paper, preferably 1 ply.
 - Contracted with Septic Solutions
 - No grease in sinks either.
- Building Maintenance-
 - Buildings 4 and 8 received the most repairs but all buildings had some work completed.
 - Buildings 1 and 2 will be painted in the Spring
 - Trim and rot will be inspected
 - Decks may be an issue in the future due to age. The joists are the concern.
 - Four decks a year get undercoated.
- Water Heaters-
 - 20 are due to be replaced next year. An offer was made to ask if anyone wanted theirs done early.
 - Notices will be going out soon to the owners
 - Mad River Plumbing is the preferred vendor
- Grounds-
 - Loam and seeding being done by MRPM around the complex in the Fall.
 - TruGreen applies treatment five times/year.
 - Stay off the grass for one hour after application
 - MRPM will email the association to notify them when the applications will be occurring.

There was an owner request for a rule to be made for No Smoking inside the pool area or hanging over the fence. Motion made to approve. All approved.

Open Forum-

- Heidi Freeman asked if there had been any consideration to installing vehicle charging stations in the future. The board will take this under advisement.
- The Town of Thornton is looking into the possibility of solar panels in the town.
- Due to owner interest/agreement the pickleball courts will be made permanent
 - Quotes will be obtained to repair cracks and resurface both courts.
- Suggestion was made to decrease the chemicals being applied to the lawn and weeds.
 - MRPM states that organic fertilizer is triple the cost and has not been shown to work as well.
- Brown grass is due to lack of rain
- Tim Duggan noted that the former President, Mike Powers has recommended aerating and slide seeding in the Fall to aid the growth of the grass.
- Gerry Perry thanked the board and made motion to adjourn.

Meeting adjourned 10:07