

Annual Meeting

Mountain River East Condominium Association

May 27th, 2023 at 9am

MRE Tennis Courts

Welcome/ MRPM/BOD/Introduction of New Association Members:

Unit 60 David & Denise Doucette

Unit 16 Sameer Yadav & Nupur Aggarwal

Unit 38 Alex an Emily Scerbo

Approval of 2022 September meeting minutes - posted to website. Motioned 2nd, all approved. Financial Report for 2022-2023 Scott stated that the budget was 16% over. This was due to inflation, electric, trash, and building materials all going way up in price. We took \$6k out of reserve to cover the shortfall. This year we have a higher increase(4.6%) in condo fees to reflect rising costs. Also we just had septic system problem in Bldg. #8, estimated cost of \$10k to repair, which included both pumps. The spread sheets of the budget were all sent out with annual meeting notice. Jerry P asked if 4.6% was for this year, yes, starting in April. Motion to accept treasure's report. All in favor

Dog Waste on Walking Trails Reminder to pick up all over our grounds, including the trails.

Speed Limit Reminder 15mph signs posted all over. Nancy Burns also asked people to slow down especially at night, with people walking back from the pool, or just out walking.

Snowstorm Lot Clearing Rules Guidelines on our website. No two snowstorms are alike, but MRPM works very hard to keep lots and driveways clear, please move vehicles in appropriate timeframe.

Tree Trimming/Removal/Grounds We have taken down 5 trees so far this season, a few behind bldg. 4 and one on side of bldg. 3 Tim d. Asked if we replacing one for one. No, not at this time, but board will consider planting some more in future, dictating by budget. Lori bldg. 3 stated that the tree between bldg 2 and 3 needs help.

Lawn Some members are concerned the lawn not looking as good as in the past. They are also concerned about pesticides being used on our 11 acres that gets treated by Tru Green, which has had this contract for many years. The cost for Tru Green is \$4k for the treatments.

Ellyssia Whiting actually did something, and went out and got 3 quotes. 2 organic quotes were in the \$15-\$20k range, with no pesticides, and one synthetic was at \$19k with pesticides. All three companies recommended aerating and overseeding in the fall. One quote was \$10k. Still waiting for other quotes. Ellyssia recommends crowding out the weeds with seeding and aerating, and less pesticides.

Vote: 30 units in favor of using pesticides and 6 against using them.

Painting/Building Maintenance Buildings No. 1 and 2 will have maintenance done on them and also painted this season.

Tennis/Pickleball Court Resurfacing We looked at couple vendors, one out of Mass that did courts over last time, they offered a 5 yr warranty in the 20+plus thousand range. The 2nd company was \$55k for a 10 yr warranty.

Water Heater Replacement Notices went out to those who need replacement, which is every 10 years. Cost has gone way up to \$1,500 to \$2,000

Septic System Pumping had pump failure in Bldg #8 Both have been replaced. The alarm told us there was a problem. Only building with pumps, others gravity fed. \$10k total cost to fix, replace pumps. We pumped all buildings last Sept. there are 2 per building. Will continue to pump each year. All in good shape. Suggestion was brought up to look into filters for the the septic.

Judy #64 brought up mice control. Suggest go hiring a company and Tim said sealing the cracks in electrical box in front of buildings.

ELECTION OF DIRECTORS

Jeanine Robbins Murphy stepping down as President. Nancy wanted to know why, Jeanine stated she living here full time and likes her peace.

John Unit 10 stated that people of the association should appreciate the Board and all it does.

Alan and Donny formed a nominating committee and came up with one name, this person was previous President and has done many, many good things for the association.

Tim Duggan nominated, and all in favor of him taking over as new president of MRE