



May 4, 2024

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 25, 2024 at The Thornton Central School**. Please note the change in venue from the location of the past several meetings and plan accordingly – we will not be meeting on the tennis courts.

We will review the Association financials for the past fiscal year, go over the proposed budget for the current fiscal year, and we'll discuss our long-term capital plan. The Board will provide an update on the status of building repairs, painting, grounds, and other projects that are either proposed or already underway.

This meeting is also your opportunity to learn about, and provide input to, the financial decisions affecting the operation of the Association. As shown on your April invoice, the Board is proposing an operating budget that results in increased condo fees. Fee increases are not something that we take lightly, however the current economic environment – particularly the widespread inflation in goods and services – demands that we raise our fees to continue to fund the Association's expenses.

One of the decisions we will make as an Association at the upcoming meeting is whether to continue to provide on-site, single stream recycling. As described in a letter sent to all members several months ago, on-site recycling costs the Association an additional \$3,100 over the cost of ordinary trash removal for the same amount of waste. The Board recommends that we end on-site, single-stream recycling and use the cost savings for other Association expenses. For those of you who can't be present at the meeting, a proxy form has been included with the Annual Meeting notice. Proxy forms are due back no later than 23 May.

We will also continue the discussion on the proper use of the common and limited common areas at MRE. This topic was discussed at the last Labor Day meeting; we continue to see decorations and other items placed in these areas. It's important that everyone understands what is and isn't allowed in these areas according to the Declaration and By-laws.

To make the meeting as productive as possible (and to minimize our time indoors on the first weekend of summer) we will adhere to parliamentary procedures (aka "Robert's Rules") for the conduct of the meeting. This is a meeting of Association members (MRE owners of record) and while nonmembers may attend, speakers will be limited to Association members only.

We will be reinstating our past tradition of having unit owners bring goodies for a **coffee social from 9:00 to 9:30 prior to the meeting**. Please see the meeting notice for building assignments.

The meeting will begin promptly at 9:30 AM. On behalf of the Board of Directors, I hope to see you there.

Timothy Duggan
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