



## MINUTES OF THE ANNUAL MEETING OF THE MOUNTAIN RIVER EAST CONDOMINIUM ASSOCIATION

May 25, 2024

Thornton Central School

Tim called the meeting to order at 9:30. He thanked Patti and Phil Campanile for their work on our sign out front, which was redone over the winter.

Liz Robbins has jar out for donations for her PMC 2024 ride.

Thanked Babs and Frank LaJeunesse for setting up of all the coffee and goodies.

Introduction of the BOD

Thanked MRPM for the place looking great as usual.

Demographics of MRE, 40 New Owners in last 7 years or less. Association is 37 years old.

Motion to Approve Labor Day Meeting Minutes. Jennifer Smith asked where meeting minutes posted.. On MRE Website.

All approved. Motion carries.

### **Financials**

Gary Belastock, who took over for Scott in Feb.

2025 10% increase in condo fees.

Motion to Approve budget. All approved. Jennifer Smith asked why such a big jump in increase in fees, when normally 3%. Is this going to be the norm? Gary explained and Tim, that there was 5 years with no increase. Prior year we had 9% inflation, as well as, over \$40k in overages for building repairs to Bldg 1 and 2. Bldg. 3 and 4 on tap this year.

MMR was brought up and was down, due to borrowing from it for overages we encountered.

Gerry Perry makes motion to accept MMR. Accepted.

Gerry Perry thanks Gary, Tim, and Scott for MMR, as it is a real good tool, and he agrees many years with no condo fees were increased.

### **Trash Rules and Remove Recycling**

Transfer station will take items that should not be put in the dumpster. There is a fee for taking these items. Question was asked if Trash Rules are in the Condo Docs. Posted on our website (section 4).



You need a sticker from town hall to get you into the transfer station. They take cash, check and also punch tickets that you can buy beforehand at town hall. Recently started taking credit cards with a fee attached.

Ellysia Whiting advised that we have Facebook page, and can put items for free on there.

Recycling Dumpster is provided by Waste Management.

We will save \$3,100 a year by discontinuing Recycling. We are only half mile from transfer station.

Steve Ciras said there are 5 different bins at the dump for different recycle items. He states the \$3,100 savings is only 1% of the budget. Heidi Freeman is concerned that with all recycling going into trash, that bin will fill up very quickly. Tim said no loss in capacity for trash. Babs Lajeunesse states transfer station no longer accepts paper. Mike Whiting states China no longer taking plastic and thus only 5 to 7% gets recycled, and rest is burned. Jennifer Smith states single dumpster concern is trying to put stuff in when people do not push stuff to the back. She also asked if looked into different companies. MRPM answered they are all same in terms of pricing, and a lot of companies doing away with recycling all together. Scott Robitaille said we have looked into Casella and they were more expensive than WM. Dan Love stated that recycling is not cheap, and that municipalities are doing away with it. Cost of scale because of people not doing it, and it gets more expensive. Elyssia Whiting asked are there any other alternatives liking putting out bins and bringing over to dump. Gerry Perry supports the board's opinion. He understands the concern for recycling. Would people like to start a subcommittee? Makes a motion for subcommittee – no volunteers. Tim states that we could always change back in the future. It is a 3 year term with WM and can be adjusted during the term.

Move to vote:

13 votes in favor of getting rid of recycling. 8 proxy in favor of getting rid of recycling. 15 votes to keep recycling as is. Zero proxy to keep recycling. Recycling will be cancelled.

### **Dryer vent cleaning**

10 yrs ago we made people vent dryer vents externally. This could become fire hazard if not cleared out.

Fall of 2024 MRPM will clear out all the dryer vents, for fire prevention.

### **Chimney Inspections**

Donald states we have a new company, Lakes Region out of Gilford. They are coming Oct. 14-18, and going to do camera inspections for the first year here, and also inspect the fire extinguishers. Please do not have anything blocking the fireplaces then.

Marlena Maier states their fireplace inspected last yr. We are new customers, and they require camera inspections for year one only. Paula MacMillin states their fireplace has not been used in over 15

years, they have blocked off. Steve asked if you fail. This company can do repairs if needed. If problem with Flue who pays, that is a contradiction in the MRE bylaws.

### **Water heater replacements**

2023 all are done.

2024 around same amount, they have begun doing them, and will be done by the end of the year.

The association will now pay the plumber and invoice you.

We have good relationship with plumber and want to keep it. Gerry Perry states the cost is around \$1500 to 1,700 and 10 year warranty. When warranty up, you replace.

### **Building repairs**

Bldgs 3 and 4 scheduled this year, and once they are done, then they will be painted. We are doing 2 a year, and MRPM is doing the work. If you see a problem with your building report it. Scott Lashua asks if association is responsible for outside and what scope is. Tim says it's in our declaration. Windows and Doors are the owner's responsibility. Building repairs exterior, is association, unless caused by owner, example slider, that has rot around it. Fully listed in Declaration. Scott asked for clear delineation and property rights.

### **Septic**

All buildings pumped last year. We will pump all of them each year. Plastic risers were put in half last yr, and will be put in other half this yr. All tanks pumped annually. MRPM says if you hear your toilet constantly running, please call them, so they can get plumber out to address it, before it becomes a bigger problem.

### **Decks**

Deck restoration, continued discussion among board for a consensus option. Phil and Tim inspected 560 joists on MRE decks. Some joists have failed. Some deck boards are rotted, which is owners responsibility. There are four or five joists on a couple decks that are not good. There is ongoing joist rot.

Railings have been up for 37 years, cant say if safe or unsafe. Looking at modern railing systems.

The board has not finalized proposal to hand the association, but ready to talk about. Invasive VS Non Invasive repairs. All deck and railings to replace. If everything is off, when doing work, can water seal all joists. And tape all joists. Composite decking and bannisters. Scott, Invasive going in building and replacing. Non Invasive, not going into the building. Board has had one builder quote, looking for more proposals, and another builder has indicated they will quote.

Non Invasive, sister joists 4' to get in. Amy Sedestrom asked would we know if we had bad deck. Probably do not know if your joists are failing. Heidi Freeman asked if board can notify if failing? We are not at point where we know if unsafe. Steve, said some decks have composite on floor already. Mike Whiting Pvc is composite. Pressure treated, and wrapped. Asked if up to individual owner. No, we have

not gotten that far. Denise Doucette asked if ever thought of gutter system above decks. No, do not think it would work. Gerry Perry Some cost range for restoration? \$450k ballpark to do the decks completely over. So \$7k a unit. There are 64 decks in association. All units pay assessments on decks, not just 64. Gerry Perry stated he did his deck over with trex flooring last year for a cost of \$1,045. He also put tape on. Owner will be compensated if trex already in place.

Gerry Perry asked the board to thing about the railings, keeping them?? Keeping same footprint as existing, God forbid we think outside the box for bigger decks, but unable to put footings in ground, because of septic. Gerry again mention railings and cost considerations. Rebecca Hagerty asked about roofing money being saved? That assessment has lapsed. Tim brought it back, but as a general fund assessment. Mike Whiting asked about timeline for implementing the decks. Board will go over options and do assessment over time. Decks are 4x9 for 3 bed and 4x13 for 2 bed. Another contractor will quote deck work. We will do complete project all at once, not just do a few joists and wait.

### **Tennis Courts**

Alan spoke how we had a plan in place with Vermont Tennis to do over the courts with membrane crack fill, which provides a 2 year warranty. In April Tim, Gary, and Phil met with Steve from Vermont Tennis and discovered the amount of cracks was double the quote to 1300' worth of cracks, thus raising the price from \$26k to \$39,300. Steve didn't feel this was our best option. he felt the overlay, in which you crack seal with acrylic and pave 1.5" of pavement over existing and then repaint and line. This gives you at least 4 to 5 years of no cracks and sometimes longer. That option was \$47k, No pickleball nets or posts

included in that, that is extra \$4k. Steve explained the courts are surrounded by hills, and is in lowest spot on property, thus there is probably drainage issues under the courts, especially the one farthest from the road. The least expensive option, the one we did in 2018 was to crack seal with acrylic and paint and line, and make one court complete pickleball and one court just tennis. The pickleball nets and post included in this quote, but cracks has no warranty, and they begin to appear very soon after.

That was \$18k. Then we have the redo of both courts which you rip up the courts and redo them completely. This is around \$150k. The last option is to rip up one court and just redo that one, while taking out the other court and planting grass or whatever. That option is \$102k.

These options and perhaps another vendor quote will be given to association in Sept to vote on in meeting, and work to be done in Spring of 2025. Mike asked about doing the acrylic fill ourselves, and nobody wanted that or wanted to mess with courts.

### **Decorations in Common Area**

We don't want to issue fines, but it is coming to that, numerous warnings have been told to the association. US Flag is federally protected and can be flown. Scott Lashua asked if individual owners have been notified, not yet.

### **Election of Directors**

Donald Russo up for reelection, and spoke eloquently on why he is in on the board. Reelected, no opposed, no opposition.

Gary Belastock took Dr. Scott Robitaille's place and will continue on for a 3 year term.



Motion made to accept both nominations, all in favor.

**Open Forum**

Jen Cullen asked about adjusting the time of hot tub jets to go longer, there is not a way to do that.

Babs LaJeunesse Thanked the board. Carol Gerrior asked about Wifi at pool. Sorry has not been looked at. Alan presented Dr. Scott Robitaille with gift certificate to the Bistro for his 5.5 years of service to the board as our Treasurer.

Gerry Perry makes motion to adjourn. ALL in favor.