

Mountain River East Condo Association
Annual Meeting – May 24, 2025
Owls Nest, below Slice Pizza

Attendance: Directors Tim Duggan, Gary Belastock, Phillip Campanile, Alan F. Crowe, Donald Russo and Sandra ?? representing Mad River Property Management as Melissa and Guy Tuchon were visiting family in RI.

Meeting was called to order at approximately 9:03am

Welcome by President, and introduction of Board and MRPM.

New member were recognized from units #28, #72, #15, #71, #20, #32. Half the owners are new since 2016.

Approval of 2024 Annual Meeting Minutes, Jeanine Robbins Murphy makes motion to approve, and all in favor. Owners were reminded that meeting minutes posted to website..

Directors Phil Campanile and Donald Russo each expressed their disappointment in the level of communication between Board of Director members. Directors Campanile and Russo both resigned.

Financial Report FY 25 year to date was presented by Director Gary Belastock.

- \$70k in Operating expense. \$131k in reserves balance.
- Cable increase 3%,
- Will look into higher yield savings accounts.
- 4.5% increase in condo fees. 4.5% increase in garage fees. This is due to inflation and building repairs done at Bldg. 3 and 4, which were way over budget.
- 7% is the average nationwide for increase in condo fees.
- This summer Bldg. 5 and 6 will get repairs done to them and then painted.
- Chimney inspections: We changed vendors and saved \$4k.
- Insurance is up 9%.
- We spent over \$37k on building repairs last summer.
- Pool and Jacuzzi were running properly, due to new pump and motor for the pool and jacuzzi.
- Utilities all up.
- Water system needed air compressor.
- Grounds/snow removal, fertilizer, grub control over \$10k over.
- Income \$375k, expenses \$394k

Motion to Approve 2026 budget..

Jerry Perry. supports the 4.5% condo increase and asked if the whole Board of Directors supported budget. It was confirmed the Board of Directors supported the proposed budget. Asked about the \$50k special assessment. Asked if this also applied to garages, the assessment. Tim stated he tried to show Jerry a breakdown with assessments to garages, but he did not agree with it.

\$30k ongoing assessment. Motion by Jerry to amend to add special assessment to units with garages as well. Tim asked Jerry does he mean all the common area? Jerry said No. Tim stated the Declaration needs to be cleaned up on the operational/assessment side. Tim provided Jerry with spreadsheet for assessments on garages, which Jerry did not agree with.

Motion to approve with assessment schedule for garages.

Jerry wants it done right now, which is outside of the Declaration, and needs to be changed.

Michelle ??? states if we do not have Declaration change to reflect the assessment for garages, she feels it should be tabled till Sept.

Jerry not suggesting retro on assessments for garages rather commencing Fiscal year is April to March.

Steve Ciras asked if fair to do unit sq footage, prorated. No all units have differences in sq. ft. In 2014 we changed 13 different issues in Declaration, which were math issues. At that time we did market analysis of the condo worth compared to condos in our association. All assessments now reflect the 2014 change. Garages were not included. Jerry wants to have assessments start right now on garages. Rebecca H. asked what is actually in Declaration. Tim states that they are limited common area. Mike Peltier states some units do not have decks and still get assessment for them. Correct, same way some do not have patios.

Debate ended. 2026 was approved.

Motion on Table 2026 budget with special assessment for garage owners. Declaration needs to be changed. 12 in favor, 9 opposed. Motion was approved.

Michelle asked for motion to change declaration. Tim states need 2/3s of association approval is required. Need research on assessments for garages.

Councilor E. Duggan asked Jerry P. if he is actually volunteering to help and come up with assessment for garages. He states he is all in favor of it.

John. ??, new owner asked Tim if council has been consulted on this for garages. Decks although limited common area are exclusive use of owner.

MMR Spreadsheet was presented. Decks/Roads/Pool/Special Assesment Pump House \$35k

26 Amendment aligns with the practices of the association, which is taking over the decks, and replacing them all with trex. The objective is to "Do it right, do it once."

Jerry asked how many in favor on the board before? 5, and then he said we need a President to file. Tim said positions are elected annually, and board was unable to elect one last year because nobody would step up. They just prefer to sit in the background, do nothing, and take credit for everything.

Tim stated he will be a candidate this year.

Jerry also said you need a treasurer and secretary. Asked if the board has met? No, because you see Russo, said last September that we should meet the first tuesday of every month, then proceeded to cancel the first meeting in September, and we never heard another word from him or Phil about having a meeting or in put on the budget.

Steve C. wanted clarification that only 26th amendment getting changed. Correct.

Vote: Only 66.11% approved, and need 2/3s. Will try again.

Myopic members who did not approve.

Deck replacement has already commenced, and scheduled to do 16 this summer. Tim stated unit owner has the right to say no, and will just move on to someone with common sense, who wants a new trex deck.

Jerry made comparison to water heater replacement, where Board of Directors instructs unit owner they need replacing every 10 years. 64 decks need replacing. 16 are budgeted right now.

WATER SYSTEM

There are 2 wells 500' deep, motor and pump a 2500 gal holding tank. There are 2 pipes out of it, one feeds the pool and bldgs 1-5, the other feeds bldgs. 6-8. This was built in 1986 with mechanical switches. We had no visibility, either it was working or not.

Money in MMR. The booster pump failed. We could not replace or repair it. Down to one pump and that failed as well, 2 weeks later. Lucky, MRPM found another used one at another association. Changed needed to happen. So, most components were replaced with current tech. \$35k total expense. The 2 pumps provide water/pressure, and either can work on thier own, if needed. There is no way to get into well house, but we now have remote monitoring. If something breaks, you get real time update. You can also log on to portal for updates. It goes back 5-6 days.

Diagrams of system were presented.

The Board is also looking at getting a plumber to inspect all the toilets, and pipes/fixtures in the association, to see if potential failures. In future, also looking at meters to assess the outbound pipes. John ??? stated attorney should be consulted on this, the right to enter units to check these things.

Jen Smith asked who is receiving the notifications from pump house. The vendor, MRPM, and also Tim. This is part of the vendor's service. Rena asked once you pick a plumber, and they find a problem, will owner be responsible for repair? Yes, and hopefully the plumber will give you a better rate. This idea of inspecting toilets is in conceptual phase, with the hopes that it save claims against insurance, and being proactive on potential problems.

Dryer vents cleaning. 10 years ago, we had them all vented outside. This year 59 were cleaned last month.

Chimney inspections: We have 2 seasons, one in which they are used for wood fires, and two, the season after they have been used to see if any repairs are needed, and it buys some time. This is why 65 were done now, to ensure they will be ready for the fall.

Water Heaters 20 were done last year. 9 are scheduled for 2025, and owners are billed.

Building #1 had deck joist fail, which resulted in \$10k worth of damage to the building. This could have been avoided had we started the decks last spring like we wanted to, and all agreed to, until the last minute, certain board member changed his mind, within 24 hours of agreeing. This resulted in scrapping the plan to bring to the association, and pushed it out a year.

Buildings 5 and 6 are scheduled this summer for trim and siding repairs, then will be painted.

Railing replacements. 2 will get done this summer, and 6 total will get done all together.

All 8 Septic tanks were pumped this year. All seem in good shape.

Trees removed around the courts.

Front area repaired, although vendor had to be called back out because they did not do all the problem areas.

Grub control with Tru Green

Decks are scheduled to be done on Buildings 2 and 4, and #12 is done already, which needed joist work. We will vote for funding on Phase 2 at Labor Day meeting. Need around \$160k-\$180k to complete all decks.

Note: Trex increased its prices across the board, 7-15%.

COURTS being totaling restored, and is underway. Vermont Resurfacing is doing the work, which is the same company that did all of Owl's Nest courts. We are hoping for a 2nd coat of asphalt next week, then stay off it for 3 weeks, during which the fencing will be put up. Then the painting will be done. Hoping play can begin at the end of June. Steve Ciras. asked if we can look into noise reduction curtains for of pickleball courts. Open area has grass planted, and coming in well. The association will be open to suggestions for this area.

Election of Directors;

Phil C. due for reelection, but has resigned. Alan term is up as well. Tim states that Declaration states those board members who resigned after this meeting started can be replaced at the next annual meeting. Tim then produced a slide showing the exact wording of Declaration. Jerry stated that is his opinion, and does not see it that way.

Marlena Maier was nominated as a candidate by Jerry P and seconded by Tom H.

Patty Campanile nominated Steve Ciras. and was seconded. There were 3 nominations for 2 open positions.

Jerry suggests independent vote.... vote on paper, Russo says 3rd position should be filled now, even though it is against the Declaration. How to keep things above board, but only when it serves your purpose.

Russo makes motion to vote 3 people in now. Jerry second. Rebecca asked if resigned before meeting, this would be no problem, correct. Few people asked why bothering having rules/Declaration, if not going to follow it. Motion made to fill the 3 spots, motion passes. Tim states why have vote if its 3 people for 3 spots.

At this point Jenn Smith nominates herself for the Board. I dont know if anyone seconded it.

Vote taken. Steve and Marlena voted in. Jen and Alan tied. Another vote was taken, Jen emerges as 3rd new board member.

OPEN FORUM

Jen Smith. asks when MRPM contract is up. Nobody is quite sure whether 3 or 4 years left. Jen then asked if we have ever looked at other Property Management. Tim stated we have not. We had hard enough time finding a quality candidate, when we went out for a new management company to replace. BPM.

Alan, thanks Jerry P. for nominating him 15 years ago for the board. Alan mentions saving the association tens of thousands of dollars on the pool, tennis courts, roofs, crack sealing, etc. Alan concludes he and his wife Lisa, are grateful that his tour of duty is finished, so now he will not get harrassed at the pool, get texts/emails from members, or have elderly members running down to his condo and banging on the door anymore. Or having a group of elderly members confront him, while leaving the pool area.

Meeting was adjourned at approximately ??????

26th Amendment Vote Register

Unit	Vote Percentage	VOTE	Vote Amount
1	0.90%		0.00%
2	1.16%	Yes	1.16%
3	1.38%		0.00%
4	1.38%	Yes	1.38%
5	1.38%		0.00%
6	1.38%	No	0.00%
7	1.38%		0.00%
8	1.38%	Yes	1.38%
9	0.90%	Yes	0.90%
10	1.16%	Yes	1.16%
11	0.90%	Yes	0.90%
12	1.16%	Yes	1.16%
13	1.49%	Yes	1.49%
14	1.38%	Yes	1.38%
15	1.49%	Yes	1.49%
16	1.38%	Yes	1.38%
17	1.38%	Yes	1.38%
18	1.49%	Yes	1.49%
19	0.90%	Yes	0.90%
20	1.16%	Yes	1.16%
21	0.90%		0.00%
22	1.16%		0.00%
23	1.38%	Yes	1.38%
24	1.38%	Yes	1.38%
25	1.38%	Yes	1.38%
26	1.38%		0.00%
27	1.38%	Yes	1.38%
28	1.38%		0.00%
29	0.90%	Yes	0.90%
30	1.16%	Yes	1.16%
31	0.90%		0.00%

32	1.16%	Yes	1.16%
33	1.38%	Yes	1.38%
34	1.38%	Yes	1.38%
35	1.38%	Yes	1.38%
36	1.38%	Yes	1.38%
37	1.38%	Yes	1.38%
38	1.38%	Yes	1.38%
39	0.90%	Yes	0.90%
40	1.16%	Yes	1.16%
41	0.90%		0.00%
42	1.16%		0.00%
43	1.38%		0.00%
44	1.38%	Yes	1.38%
45	1.38%	Yes	1.38%
46	1.38%		0.00%
47	1.38%	Yes	1.38%
48	1.38%	No	0.00%
49	0.90%		0.00%
50	1.16%		0.00%
51	0.90%	Yes	0.90%
52	1.16%	Yes	1.16%
53	1.38%	Yes	1.38%
54	1.38%	Yes	1.38%
55	1.49%	Yes	1.49%
56	1.49%	Yes	1.49%
57	1.38%	Yes	1.38%
58	1.38%		0.00%
59	0.90%	No	0.00%
60	1.16%	Yes	1.16%
61	0.90%	No	0.00%
62	1.16%		0.00%
63	1.38%	No	0.00%
64	1.49%	No	0.00%
65	1.38%		0.00%
66	1.38%	Yes	1.38%

67	1.49%	Yes	1.49%
68	1.38%	Yes	1.38%
69	0.90%	Yes	0.90%
70	1.16%	Yes	1.16%
71	0.90%	Yes	0.90%
72	1.16%	Yes	1.16%
73	1.38%	No	0.00%
74	1.38%	Yes	1.38%
75	1.38%	Yes	1.38%
76	1.38%	Yes	1.38%
77	1.49%	No	0.00%
78	1.38%	Yes	1.38%
79	0.90%		0.00%
80	1.16%		0.00%
	100.00%		66.11%