

MINUTES OF THE BOARD OF TRUSTEES MEETING

February 15, 2005 – 6:30 p.m. / held at BMC Corp. Office

Present: Karen Burkinshaw, Norman Muller, Dee Desroches, Janet Reopel, Dick LaCasse, and Bill Brunelle.

Meeting was called to order at 6:30 p.m. No unit owners were in attendance.

Jonathan Murray from Waste Management met with the board to discuss options for trash removal that will be acceptable both to us and to the city.

Option 1: Keep the two 10 yard dumpsters (Rental \$28 ea. per month) emptied once a week, with recycle totes, which would get picked up every other week.

Option 2: A self-contained 6 cubic yard compacter, (which someone would have to operate) and recycle totes for paper, glass, plastic and tin to be emptied every other week.

The compacter has a locking lid and some operational safety mechanisms, and requires a 13' X 10' concrete pad, and a 30 amp breaker (230–480 volts). The compacter would cost us \$174 a month, plus we would have to come up with the cost of installation of the concrete pad and the electrical work. Any extra pick-ups would cost \$80.

The board has proposed having a “Recycling” meeting with Waste Management with as many unit owners as possible, and attempt to have the recycling equipment delivered to the property on the same day as the meeting.

Also discussed the possibility of hiring a private party to pick up our trash curbside, which would eliminate the need for dumpsters and recycling bins. If not, then try to get an easement from the city to use some park property for all these containers.

Bill Brunelle sent the first trash pick up bill to the city.

We changed agencies for the condo master insurance, leaving Jubinville and going with Keyes, Mattson & Agan Insurance at a substantial saving.

We have purchased a CD at Westbank.

Michael Fioroni from First Investors is coming to our March 15th meeting to discuss investments.

A motion was made and seconded to accept the minutes of the January 17, 2005 meeting. VOTE PASSED

A motion was made and seconded, effective immediately to no longer rent the meeting room from January 1st to March 31st every year, due to the cost of heating the room. VOTE PASSED

Dufault, & Vann are doing our taxes for \$800.

Grounds:

- Dave Litke tried to contact U-Mass Agricultural school through email to see if students would like to prepare a landscape proposal and/or do some landscaping on our property as a school project, but got no response. Janet Reopel will call.

Buildings:

- Unit 36 – Jay Croteau will do all the repairs to stretch and reattach the carpet, and fix the slider.
- Gutters – research on internet. 2nd gutter proposal by Bob Trombley.
- On March 1st, one of the common hallways in Building 4 is scheduled to be repainted, at one of the owner's expense.
- Our reimbursements for unit 69 should be forthcoming soon.
- Several work orders have been completed, with a few still pending.

Norman Muller will prepare a list of general questions to ask the Continental Building Consultants, who prepared our Reserve Study.

The next business meeting will be held on Tuesday, March 15, 2005 at 6:30 p.m. at the BMC Corp. Office:

450 Memorial Drive
Suite 400A
Parwick Center
Chicopee, MA 01020

All owners are welcome to attend.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Dee Desroches
Secretary