

## MINUTES OF THE BOARD OF TRUSTEES MEETING

April 19, 2005 – 6:30 p.m.

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

Meeting was called to order at 6:30 p.m. with owners representing approximately 30 units.

The purpose of this meeting was to present the owners / renters with information and equipment to begin the recycling process. Steve Hill from Waste Management also attended our meeting to explain the process, address concerns and answer questions. Bill Brunelle distributed handouts, which explain the process and can be kept as a reference.

If we don't recycle, the city will not pay for our trash pick up. We are still responsible to pay the rental fees for the receptacles. The recycling process will ultimately save us money. The two 10 yard dumpsters will be picked up every Wednesday, and the toters will be picked up every other Thursday.

We will be charged a fee if our load is rejected, either because of trash in the inappropriate receptacle, or for putting restricted items into the dumpsters.

**PLEASE NEVER put auto fluids, car batteries, lawn clippings, leaves, fluorescent light bulbs, paint products, asbestos, computer monitors, microwave ovens, gas grills, or anything metal into the dumpsters. Items like pizza boxes are trash, because they contain food waste. Supermarket plastic bags and Newspaper plastic bags are also trash.**

A motion was made and seconded to accept the minutes of the March 31<sup>st</sup> closed Board meeting as read.

### VOTE PASSED

2 motions from the March 31<sup>st</sup> meeting:

- A motion was made and seconded to accept BMC's bid for grounds and maintenance at a cost of \$20,350 per year. VOTE PASSED
- A motion was made and seconded to have Norman Muller and Karen Burkinshaw go to Country Bank in Ludlow and either renew our CD for 12 months, or cash it out and reinvest elsewhere. VOTE PASSED

A motion was made and seconded to accept the minutes of the April 14<sup>th</sup> closed Board meeting as read.

### VOTE PASSED

3 motions from the April 14<sup>th</sup> meeting:

- A motion was made and seconded to have Northern Tree Service do items numbered 2, 4, & 5 on their proposal dated March 16, 2005, (remove, shape, trim certain trees) at a cost of \$425. VOTE PASSED
- A motion was made and seconded to have Tim's Tree Service do items numbered 2, 5, & 6 on his proposal dated April 11, 2005, (remove some trees and grind stumps) at a cost of \$500. VOTE PASSED
- A motion was made and seconded to have Janet Reopel hire Tom Smith and discuss with him how we are to proceed with the landscaping project. VOTE PASSED

As suggested by our insurance appraiser, we will get a price for railings on Buildings 2, 6 and 10, which have two-foot high porticos in front. We will also ask around to find out if any of our older residents want to get handrails on their deck stairs.

**REMINDER: Please be sure to keep your gas grill as far away from the your Building as possible. The heat from the grill will buckle the vinyl siding.**

We are planning to do another Reserve Study and Norman Muller drafted a list of questions. Our original study only covered four major items: roads, buildings, roofs and painting.

New questions include:

1. Would metal roofs affect our insurance costs
2. Would staining the fence prolong its life
3. Is there another material besides asphalt that we could use on our roadways
4. Should we repair or replace the decks  
If replace – with what? Trex?
5. What is the expected life of the patio doors or “sliders”

**GROUNDS:**

- We received another bid for Grounds Maintenance from Pioneer Landscaper in Easthampton, however the bid came too late, the bid from BMC had already been accepted.
- The parking lot will be swept on April 22<sup>nd</sup>.
- Northern Tree Service will come to do items numbered 2, 4, & 5 on their proposal dated March 16, 2005, (remove, shape, trim certain trees) at a cost of \$425.
- Tim’s Tree Service will then do items numbered 2, 5, & 6 on his proposal dated April 11, 2005, (remove some trees and grind stumps) at a cost of \$500.
- The owner of Unit 20 asked permission to landscape the front of his unit. A motion was made and seconded to allow to owner to go ahead with his landscaping plan with the understanding that the Board reserves the right to make alterations if necessary in the future. **VOTE PASSED**

**BUILDINGS:**

- There are still several outstanding work orders.
- The Board will pay to have 2 decks (units 27 & 28) power washed by Mark Menard.
- Bill Shaheen, (the structural engineer) came to look at some cracks in the cement on the property, he will send us a report and get some prices for repairs.
- Bill Brunelle will get a quote from Braman concerning some problems in Unit 35 with ants, hornets and mice.
- Units 45 & 46 need stationary panels on the patio doors replaced. Bill to try and get John Storozuk to do the work.
- Birds are getting under the siding between units 64 and 65.

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

**Next meeting will be held on May 17<sup>th</sup> in the Meeting Room at 6:30 p.m. – All owners welcome.**

Respectfully submitted,



Dee Desroches  
Secretary