

## MINUTES OF THE BOARD OF TRUSTEES MEETING

June 7, 2005 – 6:30 p.m.

Present: Karen Burkinshaw, Norman Muller, Dee Desroches, Janet Reopel and Dick LaCasse  
1 Unit owner was present.

Meeting was called to order at 6:39 p.m.

### Questions / Comments:

After discussion, a motion was made and seconded that going forward, BMC will be required to submit all bids (for landscaping, etc.) 30 days prior to bids from other providers. VOTE PASSED

A motion was made and seconded to accept the minutes of the May 17<sup>th</sup> Board meeting with corrections. VOTE PASSED

### FINANCIALS:

Checking	\$20,309.22	
Savings	<u>\$101,567.91</u>	
	\$121,877.13	Plus 2 CDs in the amount of \$15,000

A motion was made and seconded to accept the financial report as presented. VOTE PASSED

### GROUNDS:

- John Reddy, a representative from Continental Building Consultants from New Hampshire conducted a tour of the property and is now in the process of preparing our new detailed Reserve Study report. Mr. Reddy made some general comments concerning the 7 major areas of concern, i.e., Roofs, fence, roadway, sidewalks, irrigation system, decks and sliders:
  - Fencing - do NOT stain or power wash it; it is cedar, and cedar is already treated with a bleaching agent.
  - Decks – are still sturdy and strong. Should be replaced only if and when needed. Carpeting or floor covering of any kind should **NEVER** be put down on the floor of the decks.
- A motion was made and seconded to have Tim's Tree Service come and remove the dead tree behind units 9 & 10 at a cost not to exceed \$150. VOTE PASSED

### BUILDINGS:

- A unit owner has written re: Satellite Dish reception interference. The board voted to allow the unit owner to have the trees "trimmed" at his own expense in order to open up a line of sight for the dish.  
PLEASE NOTE: A motion was made and seconded to **NOT** allow satellite dishes or any other devices to be attached either to the roof or to the exterior walls (facades) of the buildings, so that there will be no holes in the siding, the roofing or the trim that could become cause for future problems. VOTE PASSED

- Owners from one unit wrote a letter to the Board members addressing several issues. The Board will address these issues.

**NEW BUSINESS:**

- On June 21<sup>st</sup>, the Board will hold a closed meeting to prepare the agenda for the annual meeting, and to prepare the information to be mailed to unit owners prior to the meeting.
- **The Annual Meeting will be held on July 26th in the Meeting Room.** There is one open board position. Richard LaCasse is the incumbent. Anyone interested in also running for the position should contact Bill Brunelle at 594-6363.

**Annual Meeting – July 26<sup>th</sup> in the Meeting Room  
Refreshments at 6:00 p.m., with the meeting to begin at 6:30 p.m.  
All owners are cordially invited to attend**

There being no further business; the meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Dee Desroches  
Secretary