

MINUTES OF THE BOARD OF TRUSTEES MEETING

July 12, 2005 – 6:30 p.m.

Present: Karen Burkinshaw, Norman Muller, Dick LaCasse, Janet Reopel, Bill Brunelle, and Dee Desroches were present. No unit owners were in attendance.

Landscape architect Tom Smith joined us for the first half hour of the meeting to present his design plans for the property entrance as well as for the front of Building 3. A special meeting of the Building 3 unit owners will be scheduled to review and discuss the proposal.

An expense report was prepared and reviewed; a few questions were asked about the water bills. As always our water bills are very high. **Please conserve water wherever and whenever possible.**

Norm Muller created a pie chart to indicate how the monthly condo fee is divided up to meet expenses.

Bill Brunelle received the preliminary Reserve Study conducted by John Reddy. Copies were distributed to the board members for review.

FINANCIALS:

A motion was made and seconded to accept the June Financial Report as presented. VOTE PASSED

GROUNDS:

- The trash pick-up invoices for February, March, April and May have been submitted to the city for reimbursement.
- The manager and one board member will call BFI and attempt to have them remove their dumpsters from the property, as our contract ended June 30th.
- A motion was made and seconded to purchase mulch at a cost not to exceed \$1,500 to do the fronts of all the buildings, except Building 3. VOTE PASSED
- A motion was made and seconded to edge and stone 8 more lampposts on the property. VOTE PASSED
- A motion was made and seconded to hire Tim's Tree Service to remove a dead tree behind units 9 & 10 at a cost of \$250. VOTE PASSED
- A motion was made and seconded to send the bill from Tim's Tree Service to the city of Chicopee to see if they will reimburse us. VOTE PASSED
- 9 new shrubs which will replace the ones purchased at Dell's last year that died will be planted this Friday.
- We need 2 additional recyclables totes.

BUILDINGS:

- The board is considering taking funds from the maintenance budget in addition to some reserves to put new gutters on three buildings this year. Before that decision is made we will replace the existing fastening system on Building 3. After that is complete, a decision can be made at the next meeting whether or not we will proceed with the repair project, or go with new gutters.
- A motion was made and seconded to repair all the gutters, including downspouts on Building 3, and to replace and/or refurbish the existing fastening system. VOTE PASSED
- A new gas meter has been installed in the Meeting Room.
- There are about 260 smoke detectors in the units and common areas that are expiring this year. The board is hoping to be able to buy replacement detectors in bulk, and then pass some savings onto the unit owners.

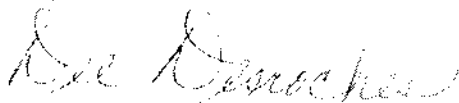
- The building that houses our mailboxes is still in need of repair. Need to submit a quote to the insurance company for the damage the building sustained last year.

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

The Annual Meeting will be held on Tuesday, July 26th in the meeting room beginning at 6:00 p.m. with refreshments.

The regular August monthly board meeting will be held on Tuesday, August 23rd at 6:30 in the Meeting Room.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dee Desroches".

Dee Desroches
Secretary