

MINUTES OF THE BOARD OF TRUSTEES MEETING

August 23, 2005

Present: Karen Burkinshaw, Norman Muller, Dee Desroches, Janet Reopel, Dick LaCasse, and Bill Brunelle. 4 unit owners were present.

Karen Burkinshaw called the meeting to order at 6:36 p.m.

Comments / Questions from the floor:

C: Welcome new owner in unit 80.

C: The dumpster area is a disaster with garbage thrown on the ground – it smells. BFI won't pick up their containers. Dick LaCasse to go to the BFI office and see what's up. If they won't come and get them, we'll have them towed.

C: Unit 47 would like the tree taken down behind her unit. Also needs a new slider or slider repair as water is settling in the track when it rains.

C: Building 11 residents would like the scraggly bushes around the cement stairs pulled out.

A motion was made and seconded to accept the minutes of the July 26th meeting as read. VOTE PASSED

The meeting for Building 3 residents will be held on Wednesday, August 24th to discuss the planting design prepared by Tom Smith, the landscape architect.

Unpaid condo fees for the month of July exceed \$1,000.

Grounds:

- A motion was made and seconded to pull out the shrubs by the fence at the entrance to the property and let the grass grow all the way up to the fence. VOTE PASSED
- Dell's would not honor their warranty for the 5 shrubs we purchased from them, so we bought replacements from Tarnow's.
- Unit 80 owner has asked Bill to remove some of the dead shrubs in front of and behind her unit, she will replace at her own expense. Also would like the Arborvitae in front of her unit cut way back. She would also like to have 2 dead bushes on the mound in the "triangle" pulled up. Board has asked for a letter stating all requests.

Buildings:

- We had 2 stone masons come out to look at the Charmstone on the front of Building 2. One of them said that nothing needs to be done to it. The other has a new cleaner that he is willing to try. He would charge \$550 to do the whole building.
- Gutters have been repaired on Buildings 3 & 4, and Building 7 is being worked on. All buildings will have gutters repaired by the end of the year.
- We will add a budget line item "paint all front doors" to next years' budget.
- A motion was made and seconded to allow the owner of Unit 66 to buy and install a new slider at her own expense. VOTE PASSED
- Discussion around spending some reserve money to replace sliders if / as needed, and to repair the roadway in front of Building 11.

- A motion was made and seconded to purchase cleaning implements for the meeting room. VOTE PASSED
- A motion was made and seconded to reimburse Karen Burkinshaw \$14.84 for the purchase of waste baskets for the Meeting Room rest rooms. VOTE PASSED
- A motion was made and seconded to have Building 7, including the stoops and sidewalks, power washed by Mark Menard, with the owners having the option to have their decks power washed at their own expense. VOTE PASSED
- A motion was made and seconded to have Larochelle come and replace the “j” channels on tops of all the sliders on the property that need replacing. VOTE PASSED
- Discussion re: the mailbox house replacement. Get a general contractor and have new “house” built next year. Submit estimate to insurance.
- Smoke detectors need to be replaced. They will cost \$19.97 apiece.

Board members want to meet with John Reddy concerning the Reserve Study he did for us, as we are not satisfied with the results of the study.

Board members will begin to work on a “welcome” package for new unit owners.

The Rules & Regulations brochure update was tabled until a special meeting for that purpose to be held on September 13th.

The next regular business meeting will be held on September 27th at 6:30 p.m. in the Meeting Room.

There being no further business, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Dee Desroches
Secretary