

## MINUTES OF THE BOARD OF TRUSTEES MEETING

October 25, 2005

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

Karen Burkinshaw called the meeting to order at 6:39 p.m.

### Questions/Comments from the floor:

The owner of unit 48 is concerned about snow removal procedures. It seems that she loses both her parking spots every winter, she has one spot on each side of an "island." We will see if it would be possible to move the fire hydrant and eliminate the island altogether.

Unit #50 asked about the new policy concerning slider replacement. A letter and form will be sent to them.

One unit owner expressed concern about people having to stand on the rock to reach their mailbox; he's afraid someone could get hurt.

### FINANCIALS:

Savings	\$123,789.46
Checking	\$18,449.85
CD	\$5,091.85
CD	<u>\$5,049.50</u>
Total:	\$152,380.66

### BUDGET:

A motion was made and seconded to approve the 2006 budget as presented. **VOTE PASSED**

As a result the condo fees are not going up next year.

A motion was made and seconded to accept the minutes of the September 27<sup>th</sup> meeting. **VOTE PASSED**

A motion was made and seconded to accept the minutes of the September 28<sup>th</sup> meeting. **VOTE PASSED**

### Grounds:

- The irrigation system will be blown out as soon as Bill can get the okay from the landscapers who are still working on Building 3.
- We owe the landscaper, Tom Smith, the balance of his fee. His check is in the mail.

### Buildings:

- The gutter repairs/replacements on Buildings 2, 3, 4, 5, and 7 are complete. Buildings 8 & 6 are next.
- A call was made to the company that manufactured the smoke detectors in the units. Since their circuitry only lasts a few years, the company puts an expiration date on them to prevent having to recall them.
- One of the garden style building front doorways has rotten floorboards, and has resulted in a bit of leaking into the basement. Manager to check all common hallways, and repairs to be made as soon as possible.
- Building 1 needs new outside lights at the common entryways. A motion was made and seconded to buy 4 outdoor "Portfolio" lights at a cost of approximately \$100. **VOTE PASSED**
- Several concrete pads are in need of repair.
- A motion was made and seconded to have Fairview Fence install a new railing going up to unit 82, and to repair 1 pipe railing in front of units 83 / 84 at a cost not to exceed \$350. **VOTE PASSED**
- The board discussed putting a light pole, or a fixture on the building between Buildings 4 and 5, and also between the mailboxes and Building 9.
- The board discussed doing the repair of the mailboxes out of the reserve contingency fund.

Approval of the new *Rules and Regulations* has been tabled until our next business meeting.

The next regular business meeting will be held on Monday, November 21<sup>st</sup> at 6:30 p.m. in the Meeting Room.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Dee Desroches  
Secretary