

MINUTES OF THE BOARD OF TRUSTEES MEETING
March 28, 2006

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

Norman Muller called the meeting to order at 6:30 p.m.

Questions/Comments from the floor:

Unit 9 can hear loud cracking sounds coming from their attic or roof. We'll get an engineer to assess the problem.

Some owners have been driving their vehicles behind buildings when moving in/out, which is against the rules and regs.

Unit 9 asked if they could put a hot tub on the cement slab behind their unit. The board denied that request, they can put one inside, but not outside because of liability..

Unit 3 – says there is a crack in the plastic sheeting that serves as a “roof” over her deck. It's causing an almost constant stream of water to drip down onto her deck. Also, unit 3 has asked for a railing to be put up on the common staircase that leads from her unit to the outdoors behind the building, as the stairs are quite steep. Unit 3 has also made a request to have her deck screened in. The board will send a letter to her granting her request. We also discussed alternatives to installing a permanent ramp for wheelchair access to her unit.

Unit 64 said there are birds nesting under the vinyl siding near his unit and are making a racket. Bill will look into caulking up the space to prevent access. Unit 64 is also concerned about “dry rot” under the frame of his slider.

Financials as of February 28, 2006:

| | |
|----------------|-------------------|
| Savings | \$54,519.83 |
| Checking | \$19,400.00 |
| United Bank CD | \$50,628.04 |
| United Bank CD | \$35,116.67 |
| Westbank CD | <u>\$5,125.84</u> |
| Total: | \$164,840.38 |

Minutes:

A motion was made and seconded to accept the minutes of the February 21st meeting. VOTE PASSED

A motion was made and seconded to not renew our Country Bank CD, but to transfer the \$5,175.84 into our savings account on 4/2/06. VOTE PASSED

Grounds:

- A motion was made and seconded to implement a fine of \$100, plus the cost to repair the lawn damage to anyone who drives on any of the lawn areas without prior permission (namely, behind the buildings). VOTE PASSED
- A motion was made and seconded to purchase 4 light fixtures for the light posts on the property. VOTE PASSED
- Bill will be spraying for ants (instead of calling in Braman Chemical, a unit at a time, which becomes very expensive).
- We received 3 bids from fencing companies to build a new dumpster enclosure, with quotes ranging from \$3,794 to \$6,423. Decision was tabled until the next meeting.

- We received some bids from paving companies to repave the roadway in front of building 11, from the corner all the way over to the dumpster. Bids range from \$10,950 to \$21,520. The higher bid includes painting the traffic lines.
- We received 4 bids for landscaping. A request was made to table the decision to allow for more discussion.

Buildings:

- A motion was made and seconded to reimburse for 5 sliders to be replaced, with the checks made out to the supplier. VOTE PASSED
- Bill will sign us up for a Meeting Room energy audit with Bay State Gas. We had an audit with CELD on 3/10. Some of their recommendations include:
 - Close the bathroom doors and run ceramic heaters inside.
 - Weather-strip the windows
 - Stuff additional insulation in the older part of the building.
- A sample doorbell with intercom was brought to the meeting, at a cost of \$88.70 per unit.
- According to the “*Consumer’s Guide to Massachusetts Requirements for Carbon Monoxide Alarms*”, all owners must install CO alarms on every level of their home, except for basements and attics that do not have habitable living spaces (i.e., family rooms, dens, etc.) by 3/31/2006. Several types of alarms are allowed;
 - Battery powered with battery monitoring
 - Plug-in (AC powered) units with battery backup
 - AC primary power (hard wired – usually involves hiring and electrician) with battery backup.
 - Low-voltage or wireless alarms; and
 - Qualified combination smoke detectors and CO alarms.

The next regular business meeting will be held on Monday, April 10th at 6:30 p.m. in the meeting room, and all are welcome to attend.

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

Respectfully submitted,



Dee Desroches
Secretary