

Special Meeting of the High Meadow Unit Owners

Meeting Date/Time & Location Saturday, March 19, 2011
High Meadow Clubhouse
10:30am

Purpose Vote on High Meadow Tax District By-Law amendment
Present preliminary information on the Reserve Study to unit owners

Minutes

Call to Order 10:33am

Introductions All persons present at the meeting introduced themselves (name, address)
Sign-in list was also maintained

HIGH MEADOW TAX DISTRICT BY-LAW AMENDMENT

Motion Change By-Laws of High Meadow Tax District to define 3 board members as a quorum rather than 5 board members. The Board consists of 5 members, thus if all need to be present in order to vote on business, then progress can be stalled if all are not in attendance. Rather, a majority (i.e., 3 of 5 board members) is proposed to constitute a quorum for voting purposes.

Motion made by Pete Citrone, seconded by Steve Stuart.

Vote In Favor: 19 Opposed: 2
The vote passes.

INFORMATION ON RESERVE STUDY

- Introduction to Reserve Study for unit owners including the purpose and findings of the study.
- Meeting will be planned in April to provide additional details in advance of May budget vote.
- HMTD currently has no reserve funds, but several maintenance projects are needed to maintain/improve property values. Reserves have been neglected for many years. Therefore, unfortunately, much of the funds are needed immediately to address the maintenance needs, such as repair/replacement of roofs, repair of retaining walls, tree care, driveway replacement/paving, road paving, and on-going septic work or sewer line funding. Projects can be prioritized somewhat, but many are urgently needed. Some adjustment to timelines could be considered to help decrease the immediate upfront costs.
- Tulio Lopez provided brief overview of sewer line project. High Meadow has a failing septic system that needs on-going maintenance and is anticipated to need replacement in near future. High Meadow has opportunity to tie into public sewer line (Center School Line).
 - Additional side-by-side numbers to be provided in the future to compare costs of maintaining and repairing existing septic system vs. connecting to town sewer line.
 - Public sewers are believed to increase property values compared to private septic systems.

- However, one owner disagreed with that claim stating that a failing septic may drive values down, but having public sewer will not drive values up. The monthly common fees are a larger consideration when buying condos.
 - Efforts underway to encourage other condos to participate in sewer line project as well to help drive costs down for everyone.
 - Owners need to vote on sewer line – if move forward with that project, then will need to be included in Reserve Study.
 - *Funds needed for sewer line project are above and beyond costs in current Reserve Study (except some costs in Reserve Study for septic system will be eliminated)*
- Need serious consideration of how to collect the funds needed to complete these projects. A considerable sum of money is needed, and it is recognized that it is hard to collect such money in these economic times, as illustrated by the number of owners that are delinquent on the current monthly fees and past assessments. Options currently under consideration include:
 - Assessments – for example, assessments could take the following forms:
 - Approx. \$5000/unit, payable in 2 installments (Jul 2011 and Jul 2012)
 - \$2500/unit/year for 2 years
 - Collect 1st 2 years of funds needed
 - Larger per year cost, lower total assessment
 - Collect funds needed for projects after 1st 2 years through incremental raises in monthly fees to go into Reserves
 - Approx. \$6200/unit, payable in 4 installments (Jul 2011, Jul 2012, Jul 2013, Jul 2014)
 - \$1550/unit/year for 4 years
 - Collect 1st 4 years of funds needed
 - Lower per year cost, higher total assessment
 - Collect funds needed for projects after 1st 4 years through incremental raises in monthly fees to go into Reserves
 - Monthly Fees – increase monthly tax district fees. A significant increase in monthly fees will result (at least for a temporary period), which may be a significant deterrent to buyers.
- All funds to be collected under Tax District, even if certain monies will go into projects that are the responsibility of the Home Owners Association. (Tax write-off)
- Unit owner will need to consider fees in the context of possible assessments for sewer line projects. Board plans to provide details of all anticipated costs in April meeting.