

## Association Board Meeting – Budget Vote 2011 - 2012

### Attendance

#### **Board Members:**

Shawn Barrett  
Jill Billings  
Kathy Craig (Greenfield Management)  
Steve Dwyer  
Andrea Wright

#### **Board Members:**

See separate attendee list in PDF format.

### Association Board Meeting Minutes

The Association Board Meeting was called to order at 7:00 p.m. by Shawn Barrett.

#### **Important Business**

Shawn reported that the building inspector strongly recommends that all unit owners have their circuit breaker panels inspected. There have been three fires in the complex at the circuit breaker panels in the last six months. This is not a problem with the electric, but with the age of the circuit breaker panels. Steve Korf, 7 Pond View, stated that the electric company (CL&P) will need to replace the transfer outside the complex on Junction Road.

#### **Budget 2011 - 2012**

Kathy Craig reviewed the changes to the budget for the coming year. Some items have been decreased because they are now being covered under the reserve study. Other items were increased because they had been previously slashed and now maintenance has increased.

We are returning the to the use of Cabot oil-based stain instead of the latex stain, as it will last longer.

The insurance company has agreed to renew our policy, but at a substantially higher deductible - \$5,000 per unit, rather than \$5,000 per building. The management company is still looking at other carriers, and may be able to get another, but have already been turned down by three companies. Discussion ensued regarding how to handle insurance coverage for ice damming. Kathy will research this and notify everyone with what she finds.

Kathy will be sending out a communication to everyone with clarification as to what the tax assessment payment is for each unit, and what it is for, as well as new commons fees.

The management fee has been slightly increased (\$0.50 per unit), as they have not raised this cost of the last several years, and now need to bring their fee up somewhat to where the market is.

A motion to vote on the 2011 – 2012 budget was made by Pete Citrone (16 LedgeWood), and seconded by Steve Korf (7 Pond View). All unit owners approved the new budget.

## ***Election of Board Members***

One new board member needs to be elected. Jill Billings nominated Steve Dwyer (54 Ledgewood), and this was seconded by Pete Citrone. All approved.

## ***Property Activity Summary***

Shawn Barrett discussed on the buildings and property, as well as delinquencies, and receivables. One unit on Pond View got its whole short sale, and all fees were covered. Other units were foreclosed and have now been resolved. Two more short sales are in for approval at the banks.

## ***New Business***

Rental Terms – Discussion ensued regarding the bylaws and the term for rentals. Should the bylaws be changed so that the minimum lease term is one year? The current length is 60 days. Unit owners need to vote on it in order to change the bylaws. After much discussion, a motion was made to vote on this by Debbie Smith (7 Pond View), and seconded by Steve Korf. Ron Waterfall (41 Ledgewood) objected and stated that terms of rental cannot be decided. Unit owners voted to change the rental term to one year – all in favor except one.

Web Site Request Form Change – Discussion ensued as to whether to change the form for sending a request on the web site. Concerns about anonymity were voiced. After much discussion, Steve Dwyer suggested that service requests stay the same, and Steve Stuart (4 Ledgewood) will create a community bulletin board for those who want to post on it.

## ***Meeting Adjournment***

A motion was made at 8:02 to adjourn the Association Board meeting by Debbie Smith, and this was seconded by Shawn Barrett.

Name	Unit #	Proxy's
Heinz Filzer	36 LW	Steve Stuart
Martin Ford	26 WV	Steve Stuart
STEVE KOLF	17 Pondview	
Debra Smith	7 Pondview	
KEN GILBERT	34 LEDGEWOOD	
JACKIE WETMORE	12 LEDGEWOOD	
HAZEL LICKERMAN	18 WESTVIEW	LESLIE LICKERMAN
STEVE STUART	4 LEDGEWOOD	
Nancy Citrone	16 Ledge wood	
Pete Citrone	16 hedge woods	
Ron WATERFALL	41 LEDGEWOOD DR.	
Kerri Pierz	40 ledge wood Dr.	
madlin Yu	48 ledge wood Dr.	
Jeffrey Dunkerton	10 Eastview Dr	
Catherine Talbot	32 ledge wood Dr.	
Andres Wright	50 ledge wood Dr.	
Margaret O'Brien	15 Westview	