

## MOUNTAINVIEW CONDOMINIUM ASSOCIATION

### 2021 Annual Meeting Minutes

July 14, 2021

Attending: Jamie Newport, Jeremy Laprade, Cheryl Daggett, Tiffany Ehle, Carol Crafts, Nanci Schwartz, Jeongtae Son, James Heflin

By Proxy: Steven Luzi, Aaron White/Abby Vayda, Kathleen Sullivan, Silvina Richards, Karen & Scott Nelson

Kendrick Property Management (KPM): Donna Golec, Gretchen Bechta

Meeting called to order 6:03 pm, 13 Units were represented by owners in attendance or by proxy for a quorum percentage of 86.88%.

Minutes of the October 1, 2019 Special Owners Meeting were approved as submitted. All in Favor, None Opposed.

Property Managers Report: D.Golec provided historical information regarding the reason for the driveway loan, roofs, swale, previous special assessments, septic system and Town mandated expenses for the Association. KPM handed out a draft 2022 budget that included a \$12 per month increase in condo fees to breakeven with operating expenses, loan payment and 10% contribution to the Reserve. .

Discussions were held for several line items:

- The line item for power washing was presented for discussion. If the task is to be completed in 2021, the funds would be drawn from the reserve account. The last power washing was done 4 years ago. Estimated costs are estimated at \$4500. Following owner discussion, motion made to schedule Cully's Cleaning to complete the power washing in October 2021 and utilize funds from reserve. Motion made by Jeremy Laprade, Seconded by Cheryl Dagget. All in Favor. Additionally, it was suggested to have Cully's provide the cost of power washing decks, to be paid for by owner's who elect to have this done when the building is washed.

Unexpected expenses discussed. YTD there were additional septic expenses not budgeted for 2021. A new pump and control panel was installed at the 61A/B system and the tank was pumped to facilitate the repair.

The 2022 Budget suggests a \$12/month increase to the condominium fees as of 01/01/2022. For 3 more years, the budget has the minimum required to contribute to the reserve account. Once the driveway loan is done, there will be the option to increase the amount of the reserve contributions and the ability to decide if extra projects can be considered.

Motion made to accept the 2022 budget with the \$12 increase to condominium fees as presented. Motion made by Nanci Schwartz, 2<sup>nd</sup> by Jamie Newport. All in Favor.

Owner Complaints: Discussion of portable basketball hoop on property. Question was for clarification of the reasons for the denied request for this and other outdoor structures.

First clarification discussed was the requirement by all owners to submit in writing requests for all changes that affect the outside plane of the building or common area grounds of the units in accordance with the Mt View Rules and Regulations.

Additional discussion with specifics to this portable outdoor play structure centered around the liability of the structure which would be located on the Association's common area grounds. If someone utilizing this play structure were to be injured, the Association would incur the insurance liability. Discussion also included the difference of having a play structure attached to the building versus free standing. Again, the outside plane of the building belongs to the Association as does the liability and possible structure damage that could result.

It was suggested to the owner could consult with their personal homeowner's insurance and inquire about getting a written release/waiver of liability thru a certificate of insurance with the Mt View Association listed as an additionally insured with regards to the basketball hoop. This would place the liability on the homeowner's insurance and not the Associations. A copy of this waiver certificate would then be provided to the Association.

Inquiry from another owner asking if a chiminea is allowed as an outside fire feature. Owner was instructed to submit his request in writing and submit to KPM who will forward to the Board for review in relation to the rules and regulations.

Election of Trustees: Donna G. explained the details of the Board of Trustees as is referenced in the Mt View Condo Association By-Laws. This is a volunteer board. There is a minimum of 3 and a maximum of 5 members who serve 1-year terms and are elected at the Annual Owner's Meetings. It was discussed how it is beneficial to have a mix of Board members who have experience along with the fresh ideas that new members bring to the mix. Questions were asked by owners present what the demands of the position are. Advised there is an Annual Meeting along with 2 walk-arounds conducted with KPM, plus occasional meetings of the Board to discuss requests received and make sure the common area aspects of the Association are in compliance with the written By-Laws/Rules and Regulations and maintained for the good of all owners and the Association.

Jamie Newport submitted her name for consideration of one of the vacant positions. Re-election of the current Board consisting of Nanci Schwartz, Cheryl Daggett and Carol Craft. Motion made to elect Jamie Newport along with Nanci Schwartz, Cheryl Daggett and Carol Crafts for 1 year terms by James Heflin, Seconded by Tiffany Ehle. All in Favor.

Adjournment of the Meeting: Motion to adjourn by Nanci Schwartz, Seconded by Carol Crafts. Meeting ended at 7:36 pm.

Next Annual Meeting suggested date is July 20, 2022 6 pm.