

**MINUTES ANNUAL MEETING JULY 20, 2022  
MOUNTAINVIEW CONDOMINIUM ASSOCIATION**

**DRAFT**

Attending: Jamie Newport (6A), Jeremy Laprade (10A), Cheryl Daggett (10B), Carol Crafts (59), and Nanci Schwartz (65A).

By Proxy: Aaron White/Abby Vayda (14A), Kathleen Sullivan (14B), Silvina Richards (61B), Karen & Scott Nelson (65B), James Heflin (69B)

Donna Golec & Luke Murphy (Kendrick Property Management Company)

(The meeting was held at 59 Mill Village Road, South Deerfield, MA 01373)

The Annual Meeting of the Mountainview Condominium Association was called to order at 6:03 p.m. Ten (10) units were represented by owners either in attendance or by proxy for a quorum percentage of 67.2%.

**Minutes** from the July 14, 2021 Annual Meeting were unanimously approved as submitted.

**Property Manager's Report.**

D. Golec of Kendrick Property Management (KPM) reviewed our 2022 YTD budget and expenses. Our association is fulfilling our required payments and we are slowly building-up both our cash reserve and our septic reserve accounts.

The Association's proposed 2023 budget was presented next. It was noted that all line item estimates increased due to greater costs for services, labor and materials. Major line items in the budget are:

- 1.) Landscaping Services.
- 2.) Regulated annual septic system pumping and inspections.
- 3.) The interest payment on our 2020 driveway project loan.

The loan is scheduled to end in September of 2025. The Association's monthly loan payment is approximately \$1,700 per month or approximately \$20,400 annually.

Three 2023 draft budgets were presented to the unit owners in attendance.

Option A: Proposed a 4% increase to monthly Association fees. Basic monthly operating expenses would be covered, but there is no allowance for either septic pumping and inspection or property improvements.

Option B: Proposed a 9.5% increase to the monthly Association fees. Basic monthly operating expenses and septic pumping and inspections would be covered, but there is no allowance for routine or emergency property improvements.

Option C: Proposed no increase to current monthly Association fees. Instead it was proposed that the driveway loan be paid off early via a special assessment to all units. This option would return approximately \$20,000 per year back into both our operating and reserve accounts over the next few years. These funds would support regulated septic pumping and inspections, power washing, deck repairs and tree trimming. Increasing the Capital Reserve fund would also be a priority.

There was much discussion regarding these proposals. Many factors, concerns and considerations were voiced; and all questions and concerns were addressed as adequately as possible.

Finally a vote was taken regarding the proposed 2023 budget. Option C was voted as the best option to address the future needs of the Association. An effective date of September 1, 2022 was decided upon and unit owners will be offered an option of either monthly or lump sum payment. Unit owners will be asked to notify KPM of their payment option. KPM will also address alternative payment options if necessary.

### **Owners Concerns.**

A clarification was requested regarding the use/ positioning of grills on decks and the statement regarding a distance of 10 feet from the building.

KPM will follow-up with the South Deerfield Fire Department for guidance. [Note: please see Fire Department statement below.]

A question was asked regarding the moving of washer/ dryer units from the first floor to the basement.

It was suggested that in order to avoid potential water damage, the units should be placed upon a concrete platform. [Note: please see references below.]

Next year's annual meeting will be held on Wednesday, July 19, 2023 at 6:00 p.m.

### **Election of Trustees.**

Nanci Schwartz, Cheryl Daggett, Jamie Newport and Jeremy Laprade will be the Association trustees for the 2022-2023 year.

### **Meeting adjourned at 7:10 p.m.**

Respectfully submitted by Cheryl Daggett, Trustee

## **ADDENDUM**

Fire Department response to inquiry regarding use of grills on decks.

Grills may be utilized on the deck as long as the deck is not covered and the grill is sufficiently away from the building and wooden railings when in use so that if the grill flares up, it does not catch the materials on fire. It is preferable (that) the grills be utilized on the ground and sufficiently away from the building. The Fire Department advises common sense should be used when grilling.

Association references of note regarding items/ storage in basements.

Master Deed: Item 4. Paragraph 3 (last line).

Rules and Regulations:

Item 2: Effect on Insurance

Item 10: Storage