

Village Greene Condominium Association Meeting

October 4th, 2020

Meeting Minutes

Financial Statements and Meeting Agenda were distributed before the meeting started.

Introductions:

Halloween:

-What the town is doing is unknown at this point. If anybody is going to be around during this time, the kids are allowed to be walking up and down the street with their costumes on. The community supports this.

Speeding:

-The speed limit is posted. Everybody please be mindful that the speed limit is 15 mph from the beginning of the driveway to the end of the driveway.

Trees:

-Tree removal is in the projected budget for this upcoming year. There are some trees that need to come down. We are working on getting the trees down. There is the potential that this will go out for bid, having them done one at a time is going to increase the cost because they have to come and set up multiple times, whereas if it is all done at once, we could get a deal.

-Tree wardens are not going to do anything with private trees, so this is our responsibility. Priorities are still being set.

-After winter, we will be putting up something to cover up the propane tanks so people do not have to look at them. This will have enough access so Osterman can access it.

-This is not decided on yet but will be a board decision.

Water Filters:

-Water filters were replaced; they have to be replaced every quarter. They will be replaced as such. We did replace the water filters a little later than usual, not sure what happened.

Septic Tanks

-Septic needs to be pumped this month. There is not a date yet. Hodgens has offered to coordinate for us. Hodgens has to cover and uncover. The board is taking this on. It is happening in October. There is no date set as of yet.

-Request to receive copies of inspection reports. Granted. Unsure of what the exact number is for the septic.

Stormwater Runoff:

-The town of Belchertown recently imposed a Stormwater Runoff Tax. They took the area that is our community, and divided it equally.

-There was a vote to decide if this is something that the owners will take on separately or if this is something that should come out of the HOA.

-At least for this first year, we should have it paid individually and then revisit next year if it needs to be taken out of the reserve account. This has been agreed upon by the community. We will input this into the budget for year 2021, we will round this up to \$600.00

Insurance:

-We have an account now, check is going out tomorrow 10/5/2020. Everything besides the retaining walls of Units 9 and 10 has been done.

-Foundation on Unit 6 has been taken care of.

-Insurance is well aware of the retaining walls for Units 9 and 10, this is top priority. They are going to replace everything that is wood with stone, which will be a little more expensive up front, but will be worth it in the long run. Material is not available right now, it had 3 bids. \$2,000 a wall vs. one that was \$1,800 a wall. It will be done as soon as the material is readily available.

Fire Pits:

-Keep the flame low, have it centered on your deck, have a fire extinguisher. Propane fire pits only.

-Permit rule is no longer in effect.

Common Area:

-Every place is a common area except the garden right in front of your house. If you want to make any changes other than what is right in front of you, then you need permission from the board.

-You do not need permission to make changes to your existing gardens.

Privacy/Consideration:

-Be mindful of other people's personal spaces. This has been brought up within the community a few times. Use common sense.

Property Management:

-We do not have a property management company anymore. The Board will be taking care of all property management actions and issues. There will be a monthly board meeting and everybody will be notified of everything that was discussed and will be brought to everybody's attention.

-If there are emergencies, call Nicole, or a representative from the board if she cannot be reached.

- Financial statement, refer to page 2 of the handout.
- Amount or percentage to be taken from reserves each and every month.
- Once everything is gone through, we will be able to tell you if everything has been paid for or if we are still waiting.
 - One bill is for the pool house.
 - Garbage and recycling stay the same every month.
 - AZAP is pest control, comes quarterly. We discussed increasing AZAP visits. We will wait a spray or two in the spring and see if it has to be upped as the bees and ants this year.
 - Hodgens is snow removal and landscaping. Snow stakes this year, they should be installed this year. They should be installed into the logical locations. Corners of driveways, sharp turns in the road, etc.
- Board decision not to do water testing. We have not tested water since DEP has been resolved.
- Motion to have water tested again with annual testing. Water testing to be done more frequently. Necessary calls to be made.
- Financial statements will be much more detailed in the future.
- The board will be submitting our taxes out and handling all financials. November 7th was when taxes were filed last.
- Notify DigSafe before retaining wall work is done, notify gas company.
- Request from Judy that heatstrips be installed.
- Request from Mark to cut back trees possibly.
- Request from multiple people in the community to clean up the garden behind the garage across from Units 3 and 4. Liability purposes, we are not supposed to do any work in the common areas.
- Waiver to be signed by people in the community to do this work if they choose to do so.

Election of Board Members:

- Nicole took over as Interim President when Rick put his house on the market.
- Brendan is stepping down from his position as Clerk. Heather has been voted and seconded that she will be the new Clerk.
- The Board has designated Allison as Treasurer. We now have a banking and checking account. Allison has been voted and seconded as the Treasurer of the Board.
- Diane still has 1-more year in her term.
- Judy has volunteered to be an alternative when needed.
- Transparency with Richard Green and the deck.