

Where: Zoom Virtual Meeting Attendees:

John Dion, OSC Board Treasurer

Gina Avayzian, OSC Board Trustee

Patricia Lee Lewis, OSC Board Trustee

Chris Kelly

Jackie Mirkin

Edith Daly

Jane Garb

Tom McCarthy

Cristi Lundberg

Leah Kunkel

Rich Schulman

Andy Pauker

Robin Bennett

Jo Cyr-Mutty

Rich Hall

Caroline Gear

Gerrit Stover

Thomas Vincent

Andy Smith

Linda Beaulieu

Rocky Allen

Jane Dion

Gretchen Bechta, Customer Service Manager, Kendrick

In Person Sheehan 305:

Barbara Hurley, OSC Board Chair

Cynthia Magrath, OSC Trustee

Donna Golec, Owner, Kendrick Management

Bob Sears, Property Manager, OSC

1) Call to Order 6:00 p.m.

2) Welcome. Introduction of Kendrick Property Management and OSC Board

3) 2021 Annual Report Minutes: unanimously approved

4) OSC Board Report (Barbara Hurley)

Accomplishments:

- Maintained Kendrick Property Management with Bob Sears as OSC Property Manager, Donna Golec as OSC Financial Manager, Scott Savino as operations manager and Gretchen Bechta as coordinator.
- Maintained and increased the Reserve Fund thus putting the association in a position to be able to borrow money to finance larger projects in the future if this should become necessary. The intention is to avoid special assessments to owners.

- Completed Hawley roof replacement despite many obstacles. Negotiated reduced payment with vendor.
- Favorably settled a potential law suit with an owner through negotiations.
- Reworked existing leases with Emerald City Partners regarding use of what was formerly Common Area. Filed amended leases with Hampshire County Registry of Deeds to insure a legal lease. This was accomplished through negotiation between the parties.
- Pursued and maintained a respectful working relationship with Emerald City Partners resulting in Rocky Allen's help in several areas to improve the operation as well as communication between the various occupants of our campus.
- Successfully secured the buildings to reduce homeless access and damage to OSC property.

Goals for 2023:

- Flat roof replacements on Sheehan and Sullivan Buildings
- Painting and repair of Sullivan Building exterior
- Re-establish an Amendment 4 Committee to create an amendment regarding CAM expenses and their allocation as well as HOA contributions from the commercial side of the campus
- Continue working to maintain open and honest communications between owners, renters and residents of the OSC community. Observe the rules and regulations in the OSC Trust Document as well as the amendments that have been made to it. Be civil and respectful in all discussions.

5) Property Manager's Report (Bob Sears)

- Completed interior masonry repairs in the Sullivan building
- Dealt repeatedly with gate maintenance issues
- Added handi-cap access to Sullivan and Hawley buildings
- Repaired multiple Sullivan roof leaks
- Repaired Hawley roof ice damn
- Repaired Hawley copper pipe leaks
- Painted the laundry room in Hawley
- Secured attic doors in Sullivan to prevent homeless access
- Improved lighting in Sullivan hallways and bathrooms

6) Treasurer's Report (John Dion)

- Completed major roof project on budget
- Completed costly repairs to all buildings without the need for special assessments
- Annual goal of a minimum of \$85,000 to the Reserve Fund to maintain levels sufficient to deal with maintaining all of the OSC campus
- Thanks to Donna Golec for her financial expertise and to Bob Sears for his care in dealing with vendors and repairs

7) Owner's Forum

Donna Golec reported that the reserve fund had \$300,559.00 at the end of February

A resident asked about the level of funding in the reserve a year ago. \$86,000 was spent on the Hawley roof so the fund level is about at the same level

8) Election of Board Members

Quorum was 74.85%

Cynthia Magrath and Leah Kunkel received the highest number of votes. Both will hold office for 3 years.

Richard Schulman received the third highest number and will serve for the 2 remaining years of Michael Gove's term

The new Board elected Cynthia Magrath as Chair, John Dion as Treasurer and Rich Schulman as Secretary

The new Board continued discussion at 6:40 p.m.

Respectfully submitted,
Barbara Hurley
Acting Secretary