

Eastview Condo Association
Annual Owners Meeting Minutes
Monday November 5, 2019
50 Olander Dr. Northampton MA 01060

Present were - Janet & Brian Grant (46O), Mary Wilson (48O), Dee & Erik Sossa (50O), Judy Champagne (52O), Brett Holloway & Maura O'Leary (4M), Tucker Respass (6 M), Beverly Blatt (8M), Judy & Orville Pierson (12M), Linda Richards (14M) Jane & Bruce Miller (16M), Sabrina Bardwell, Property Manager.

The meeting began at 6:03PM

Introductions – Sabrina asked that everyone go around the room and introduce themselves since there are a few new owners to the Association this year. Sabrina introduced Jane & Bruce Miller as the newest owners at 16 Moser and welcomed her to the community.

2018 Annual Meeting Minutes – Erik Sossa moved to accept the meeting minutes which was seconded by Mary Wilson and approved and accepted.

Eastview Financials – The Association is on budget for expenses in 2018. There were some overages in water/sewer for the irrigation system, maintenance of the irrigation system, and exterminating. However, those were offset by coming in under budget on maintenance/repair.

2020 Budget – The 2020 budget is almost a mirror image of the 2019 budget with a few line items shifting expenses. Since water/sewer was over budget in 2019 and maintenance came in significantly under budget Sabrina swapped the difference between the two adding more money into w/s and reducing maintenance. 3% annual increase was added to the TCB reimbursement for snow and road reserve as is outlined in the Eastview/TCB reciprocal agreement. Condo fees will stay steady and there will be no increase in 2020.

Porches & Decks – Beverly Blatt read a section of the Eastview condo documents which stated that decks, porches and the apparatus related to is maintained & replaced by unit owners. She was curious why the front porches/railings were being maintained and painted by the Association but the backs were not. She said that it should be all or nothing. Sabrina agreed, if the patios out back are maintained by the unit owner and the documents state the front deck/railings should be too the Association should bill back owners who had work done this past summer on their decks/railings. Going forward any work needed; staining, repairs, touch ups, etc...to the decks or patios can be done as a group and managed by Sabrina, then billed back to owners so everyone has the benefit of reduced costs and maintaining consistency.

Here is the section of the Master Deed, page 6, section 7b. Boundaries of Units:

(b) Each unit includes the ownership of all utility lines, heating and cooling ductwork, plumbing, electrical, bathroom, kitchen and other apparatus and equipment, and a porch and deck, which exclusively serve and are located within each such unit above the floor and outside of the walls thereof.

Concrete Sidewalks on Olander – The concrete sidewalks along Olander are the City of Northampton’s property and are continuing to raise and lift creating a terrible tripping hazard. Brian Grant and the Board sent the City certified letters in 2018 asking them to address the raised elevation of the concrete slabs and put them on notice that someone is going to get hurt. The town responded stating they were “on the list” and would get to them when they could. In the meantime owners at Eastview agreed to continue painting the lip a bright color to notify oncoming pedestrians of a hazard. Additionally Erik Sossa asked about for the time being putting some asphalt on the elevation and creating a temporary ramp so the hazard was minimized. Sabrina agreed to look into the cost of having this done. Sabrina reported that vendors quoted her between \$3,000 and \$3,500 to remove and replace 4 of the concrete slabs. However, owners felt strongly that this is NOT something the Eastview owners should have to pay to maintain and that people should call the City and write letters as much as possible. Bruce Miller agreed to contact Alan Seawall the City Solicitor who is a personal friend and just put it on his radar. Sabrina thought the City could be indemnified from lawsuits if someone did trip and fall, but Brian Miller explained that a City is like any land owner and they too have a responsibility to maintain their property. They would carry insurance for lawsuits resulting from their neglect but that they would not be indemnified. Owners all agreed to create an email list for the property to keep each other apprised of the results of phone calls, emails and letters to the City. Additionally the email list could help owners stay in touch about property related issues and concerns. Sabrina passed around a signup sheet and will send out an email list to all owners.

Sealing pavement by Olander Garages - TCB had the pavement sealed this past summer and did the entire area except for the front 4 feet of the gang garages for Olander & a few Moser units. Erik asked Sabrina to find out how much it would be to have someone seal that area so it looked consistent. Orville stated that he went out and inspected the blacktop and did not think that it needed to be sealed. Erik stated that sealing that small of an area should not be too expensive and for a few hundred dollars it would help the look and preserve it a little longer. Sabrina agreed to look into it.

Election of Trustees –Maura O’Leary agreed to serve for another year if re-elected. Sabrina called for 2 more owners who would be interested in serving on the Board. The time commitment was limited, maybe 2-3 meetings a year and most of the work is done via email. Jane Miller volunteered as did Linda Richards. Sabrina called for a motion to approve the 3 nominations from the floor. Mary motioned to elect Maura O’Leary, Jane Miller and Linda Richards to serve on the Board of Trustees at Eastview Condos. Erik Sossa seconded the motion and they were unanimously elected.

The meeting concluded at 6:57 p.m.

Minutes submitted by Sabrina Bardwell, Property Manager,