

MILL VILLAGE EAST CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

DRAFT

Time and Place: October 26, 2021, 6:30 p.m.
Via Zoom

Trustees Present: Richard Hillier, 5B Evans Lane
Cheryl Bucala, 3A Evans Lane
Amy Gazin-Schwartz, 3B Evans Lane
Deb Underhill, 26A Mill Village Road
Christine Bergeron, 1A Evans Lane, Secretary

Also, Present: Jenny Hebert, 1B Evans Lane
Elyssa Klement, 4B Evans Lane
Patricia Taylor, 6B Evans Lane
Kathy Jaycox, 10B Evans Lane
Sandy Perron, 26B Mill Village Road
George & Joan Noyes, 14B Mill Village Road
Carol Lewis, 22B Mill Village Road
Donna Golec, Owner of Kendrick Property Management (KPM)

The annual Unit Owner's meeting was called to review the state of affairs of the condominium association, and to provide an opportunity for Unit Owners to raise any issues that relate to the ongoing maintenance of the building and grounds.

The following meeting minutes were prepared by Donna Golec & reviewed by Christine Bergeron. Any exceptions and/or omissions should be noted by the pertinent party and should be submitted for clarification at the next Unit Owner's Annual Meeting.

1.0 The meeting was called to order at approximately 6:38 p.m. following Trustee meeting. A quorum of 70% was established.

2.0 Approval of Minutes:

The Unit Owner's minutes convened on November 5, 2020, were reviewed, and approved.

Voted: Motion to Accept-S. Perron, 2nd-D. Underhill, unanimously approved by Owners.

3.0 Property Manager's Report:

- A copy of the 2020-year end financial information provided in original owner's package. No questions came up.
- Review of the YTD 2021 Financials. Provided overview of the information contained in the monthly financial package to the Trustees.
- Discussion on the approved 2022 Budget & why it contained a 4% or \$11 per unit increase.
- Peeling paint on decks – 26B, 4B & 14B
 - 5B – no trek or painting required.
- 10B Retention Pond\Ditch – Overgrown with weeds & sumac. Ask Snow's to cut back this Fall 2021. This should be done at least once a year.
- Unit 14B Railings – in process.

4.0 Old Business:

- a. Driveways - R. Hillier will be following up with Deerfield Hwy Dept regarding Mill Village Rd Driveways, standing water/winter ice.
- b. Contract in place to replace 1A Evans Lane deck, Treks already installed. Staining of railings was the only outstanding item. All owners are welcome to convert their decks to Treks. The owner is responsible for the difference in cost of the Treks. Roughly \$800-900.00 (\$1,400 Trek costs less staining \$500).
 - i. Unit# 22B requests to add Trek (Grey).

5.0 New Business:

5.1 Repair to Pumping Panel 3A/B Sept 2021 following alarm

5.2 Septic Pumping/Title V to be scheduled, last completed 2019

5.2.1 Trustees approved moving up the pumping schedule to 2 years based on Karl's findings & the size of the Association's tanks.

5.2.2 KPM to notify Karl's to complete as many as possible in 2021.

5.3 Trustee, R. Hillier, acknowledged the efforts of C. Bucala & A. Gazin-Schwartz for terminating the Dollar Store. The community graciously appreciated!

6.0 Owner Complaints:

- Letter read from an owner regarding the overgrowth of the Hillside behind unit 22.
 - Owners acknowledged the need for this growth & it's support of wildlife. This area is also protected by the septic system.
 - Owners agreed that this area will not be cut down.

7.0 Officers of the Board of Trustees:

- Discussion regarding that no one volunteered ahead by sending in an Intent to Run for the Board. A plea went out to the owners in attendance to volunteer for the Board. Some members have been on the Board for many years & it's time for fresh eyes.
- Motion was made to select the 3 returning Trustees & 2 new volunteers joined the team.
Voted: The following slate of Trustees were nominated by R. Hillier, 2nd-D. Underhill and unanimously approved by Owners.
 - Debra Underhill
 - Christine Bergeron, Secretary
 - Richard Hillier
 - New members – Katherine Jaycox & Joan Noyes

The next Annual Owner's meeting has been scheduled for October 25, 2022, at 6:30 p.m.

The meeting was adjourned around 7:58 p.m.