

HOA Annual Meeting 1/22/24

Attendees: Chris and Ted (68B), Mikey and Eddie (70A), Becca and Ariella (70B), Greg (72A), Julie (72B), Chad (74A), Suzie and Rob (74B), Tricia Pancione

Absent: Bridget 68A

Foundation cracks –

68A and 68B already had filled foundation cracks. Mark Baldwin filled the crack on Bridget's unit. Quoted \$4,283 – charged \$1,500 less.

We will get quotes on fixing the full property – Advanced in Chicopee fixed 68B 3 years ago, with a 10-year warranty.

Suzie will meet with a rep to do a walkthrough of the outside.

Greg mentioned needing extensions on drainage, we should add them to all units. Unit members can buy them at will.

Dryer Vent Cleaning

The board is recommending a mass dryer vent cleaning for all units. Longo (Barbara office manager).

Vents are on the first floor near the back doors. All that's needed is small step ladder to access them.

Master Insurance Companies

Currently have Borowski – we were wondering why the foundations were not covered. Seems to be common among plans.

Tricia sent request for proposals to:

KSK – Easthampton

King & Cushman – Noho (said they would not recommend anything else to add)

New De-Icer

We are looking for new products for ice melt. After the meeting with the board, it seems the concrete may be bad and prone to damage. Pet safe/organic used.

Financials

Need to renew CD, renewal date 2/13/24.

Assets = \$23,071.46

Reserves should be 10% of what we bring in gross.

New roofs – plan about 20 years out.

Can we talk to other similar board members at units to see what we should be doing for fees. Russ Jobson – Controller of HPMG/Megliao. Upper Main – 2 commercial, 4 condos up. Tricia will look up similar places to potentially talk to.

Fees:

We motioned to increase fees to \$300 starting 3/1/24 – unanimously voted yes. Bridget voted yes via text.