

## **DRAFT** Minutes

Eastview at Village Hill

Condominium Association Annual Owners Meeting

November 16, 2021, 6pm via Zoom

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### In Attendance

Amy and Tom Kulig (46O), Mary Wilson (48O), Mike Fearing and Monica Kvas (50O), Judy Champagne (52O), Bret Holloway and Maura O'Leary (4M), Tucker and Lin Respass (6 M), Beverly Blatt (8M), Orville Pierson (12M), Linda Richards (14M) Jane and Bruce Miller (16M), Sabrina Bardwell, Property Manager.

Sabrina convened the meeting at 6:05 with latecomers joining as they arrived. Following a review of the draft minutes from the 2020 Annual Meeting, Orville Pierson corrected the text, and stated that a non-resident has an easement to use garage 18M and pays a fee to Eastview to cover maintenance costs. The Minutes of the 2020 Annual Meeting were then approved, with the above revisions.

Sabrina simultaneously reviewed the 2021 budget to date and introduced the proposed 2022 budget. Village Hill North monthly fees go up annually by 6-15%. The overage of \$612 in 2021 was caused by a 15% increase in Common Charges and one additional assessment of \$138.36. Association Fees have been adjusted in the 2022 budget 6.5%.

With lower electricity and water bills, and work done to upgrade panels for alarm monitoring in 2021, the utilities budget for 2022 is \$2,800 lower.

Sabrina presented the plan previously approved by the Board to begin a required annual interior sprinkler inspection by Hampshire Fire. The details will be provided at a later date and will involve a scheduled inspection of each unit requiring that both a Hampshire Fire employee and a Board member be present at an annual estimated cost of \$990.

Property master insurance by Arbella has increased by \$650 annually.

A discussion took place with input from several owners on the quality of the landscaping by Bay State West, the invasive noise of the blowers, and the overall scope of the work expected. Sabrina cautioned again that despite the 2022 increase for snow removal, it is not a good time to bid out with new contractors. Irrigation of common planting and grass areas that was cancelled in 2021 will not resume, per consensus of owners, in 2022.

Ongoing maintenance was discussed –

--Interior sprinkler system inspections: confirming that Hampshire Fire will do required annual inspections of each unit and that the first visit will be lengthy.

--Dryer vent cleaning: owners are requested to do this annually. Owners discussed their experiences with various duct cleaning companies and Sabrina will send a list of known vendors, including several mentioned by owners.

--CO/smoke detectors: Owners were reminded to check each device regularly and replace in a timely manner.

--Trash collection and contract with USA Hauling: Following a suggestion that Eastview consider the services of Pedal People to collect trash and recycling, a discussion took place about their service, mission, cost, and business practices. Several owners expressed positive and negative feedback from previous contact at Eastview and elsewhere. Sabrina will obtain current rates and contract requirements; owners were encouraged to share anecdotal feedback.

Follow up from 2020 meeting included a decision to get bids to install gutters along the front roofline of the three garages. Sabrina met with a rep from Mr. Gutter and reported on the proposed scope of work and the cost and impact on the 2022 budget. Without gutters, when water drips from the roof onto the asphalt and freezes, the ice formed is treacherous. Some owners expressed concerns about the lack of space for proper drainage from the downspouts as well as the probable need to install drains on the asphalt in front of the Olander garages. After discussing the options presented, owners agreed to go forward. Sabrina reported that funds will come from \$1,100 in savings from the 2021 budget with the balance from the reserve account. While members agreed by consensus to go forward, Board member Jane Miller requested that funding be confirmed first.

#### Election of the 2022 Board of Trustees

No one submitted nomination forms in advance of the meeting. Jane Miller and Linda Richards agreed to stay on. Mary Wilson, who had to leave the meeting, offered to serve if no one came forward. Beverly Blatt stated her interest in rejoining as she had previously served. Sabrina called for a motion to elect Jane Miller, Linda Richards, and Beverly Blatt, which was unanimously approved.

The meeting adjourned at 7:50pm.