

COACHLIGHT CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

Time and Place: October 17, 2018, 6:00 p.m.
Coachlight meeting room

Trustees Present: Derrick Feuerstein, President
Natalia Elchishcheva
Sanjiv Reejhsinghani
Marie Ethier-Arnold

Trustees Absent: Johanna Halbeisen

Unit Owners Present: Rebecca Ikehara, Susan Enz, Virles Sanchez & Anthony Dauphinous

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM, Field Maintenance

This meeting was called to discuss and review the yearly activity, evaluate progress on maintenance issues and treasurer's report. The following meeting minutes were prepared by Donna Golec.

- The meeting was called to order at 6:34 p.m.
- Quorum 56.49% (required > 51%)
- Approval of October 2017 Minutes.
Voted: Approved by Trustees & Owners in attendance
- Property Managers report, Donna Golec, Kendrick Property Mgt, provided the following review of the Financials...
 1. Year to date Financials for 2017 & 2018 were handed out & reviewed.
 - Revenue –
 - As of 9/30/18, \$2,397.63 owed in condo fees.
 - Revenue is on target for year-end.
 - Expenses – discussed various line items on the 12-month detail & summary Income Statement.
 - Overall, expenses are running under budget with the exception of legal costs and Pumping station costs.
 - Projecting year-end to have a positive cash flow.
- Property Maintenance report, Bob Sears, Kendrick Property Mgt. – Updated on all the completed, on-going & future maintenance projects.
 - A/C sleeves update – 8 remaining
 - Carpet cleaning – Completed but fans required.
 - Tree trimming completed.
 - New LED lighting & new towel dispensers in both laundry rooms.
 - KPM to check all smoke detectors & replace as needed.
 - Alarm Testing – Fire Detection System

- Extinguisher Testing – Atwood Fire Systems completed 9/27/18
 - Check all Emergency Lights – Northampton Fire Dept
 - Future project - Water shut offs for all units & water sensors.
 - Screens to be added to A/C units.
 - New Business:
 1. 2.5% increase in condo fees and no plan at this time for a special assessment.
 2. Projected plans:
 - Interior painting 2019
 - Replace carpets 2020
 - New driveway 2021
 3. Trustees to review and reread the Dog Policy. Policy is not to be lessened.
 4. New lock to be added to bike locked to post outside the Bike shed. This will require the owner to contact KPM.
 5. Review Rules & Regulations
 6. Back paths from other properties
 7. Squirrels causing havoc
 8. FHA – check status & goal is to be approved.
 - Voting for 5 Trustee positions – 2-year terms:
 - Re-election - Derrick Feuerstein, Natalia Elchishcheva, Sanjiv Reejhsinghani & Marie Ethier-Arnold
 - New position - Unfilled.
- Voted:** Motion to maintain existing slate of Trustees. Approved by Trustees & Owners

The meeting was adjourned at 7:46 p.m. Event was followed by a Social.

The next Annual meeting has been scheduled for Wednesday, 10/16/19 and will be held at 6:00 at the Coachlight meeting room, Northampton MA 01062.