

2021 Annual Meeting
Hatfield Village Condominium Association

May 17, 2021

4:00 p.m.
Unit 13 A driveway

The meeting was called to order by Donna Paddock at 3:56.

Board Members Present: Donna Paddock, Bob Luippold, Ginny Risk, Bea Moulton and Nancy Spencer.

Kendrick Property Management (KPM) Present: Donna Golec (owner) and Gretchen Behta (Condo Administrator).

Owners Present: Listing of owners present on file at Kendrick Property Management.

Gretchen Behta noted that the Quorum percentage is 88.647% . Wunderley Stauder and Kathy Karlovich were elected to the Board of Trustees.

Review and Acceptance of 2020 Annual Meeting Minutes: Cheri Armstrong made a motion to accept the minutes and Jay Abernethy seconded the motion. The motion was passed. After the vote an owner spoke up and questioned the \$5,000 cost of trimming trees. The owner objected to the 2020 meeting minutes that stated that “we trimmed the West side trees.” The owner said it should say “we trimmed some of the West side trees.” He felt that the bushes behind his house were in need of trimming and that did not happen. A newly elected member of the Board explained that the work is scheduled for this year and the work is not being ignored. Bob Luippold (Chair of the Finance Committee) explained that the cost of trimming was high due to all the extra work now needed to maintain the plantings along the East side. When asked if the owner wanted to make a motion to amend the wording of the 2020 minutes, the owner declined to do so.

Property Manager’s Report: Donna Golec introduced Gretchen Behta from KPM. KPM handed out packets which contained the agenda, the minutes from the October 6, 2020 meeting, Financials and Project Update for Hatfield Village. The Project update contained a listing of completed projects since October 2020 and projects remaining for 2021 depending on available funds.

Donna Golec discussed each of the above and went over the financials and financial monthly process, and what the Trustees are provided each month: the balance sheet, income statement, listing of owner payments, listing of bills paid, copy of bills, and the bank statement. She also talked about 12 months totals vs budget. A key marker for this time of year is snow removal. HV is \$5,000 under budget for snow removal. Donna Golec thinks our finances are doing very well. She is appreciative of our strong board and having Bob Luippold, Board Treasurer, being on top of HV finances.

At the end of 4/21, there is \$49,807.43 in the operating budget. Donna Golec will ask the Trustees to consider moving some of this money into the reserve account. Her philosophy is to have less in operating and more in reserve. A healthy reserve maintains property values. Currently the reserve account has \$72,909.88 and the reserve CD has \$25,720.35.

There were no questions regarding finances.

Old Business:

Board President, Donna Paddock, discussed projects completed and projects the Board hopes to do, depending on the budget. There are always unexpected expenses that arise such as the sink hole behind units 9A and 9B. Richie Thayer removed a decaying tree stump from the area and filled in the hole. There is also a dead Hemlock on the West side that will be evaluated by Snows. Another issue is the irrigation control box that is attached to the back of unit 1A. The electricity runs off of the homeowner's electricity. She is given some money each year to help defray the cost. The box needs to be removed and HV is working with KPM on this matter. Bob Luippold and Josh White (Irrigation vendor) feel the box should be moved to the meter in the central island. Josh knows of someone who may be able to snake the wiring under the road. One owner asked about putting in a second meter. Options will have to be discussed.

Donna Paddock also discussed the patios. Structural maintenance is at the Association's expense. General maintenance is the owner's responsibility. Patios should be kept clean and not used as storage areas for things such as gardening tools and supplies. The Board has decided that all patios need to be power washed due to environmental issues such as moss. The patios on the West side are particularly bad. All other patios have been evaluated, some being worse than others. It has been decided, by the Board, that all patios will be power washed this year at Association expense, then the owners will be required to have power washing done every so many years at their own expense. Number of years to be determined. The Board can't ask owners to pay the cost at this time because it is not written into the Rules and Regulations (R&R). For example, the requirement that owners pay for cleaning dryer vents is written into the R&R. The cost of cleaning the patios will be in the R&R's once revision is completed. Some owners, who have single patios, questioned why owners with double patios aren't being asked to pay the difference in price between patio sizes. There is a different cleaning price for small and double patios. Donna Paddock stated that different units have different advantages such as a lot of green space around them that has to be mowed or pretty garden areas to look at that are maintained at Association expense. We are all getting things that are nice.

All patios, other than the three that being expanded by owners, will be power washed on May 26 and 27 by Renew, the same company that power washes our buildings.

A question was brought up about power washing removing some sand between the pavers. If it does, it will be addressed at that time.

A question was raised about the pavers. If one is cracked it may need to be replaced, if it is chipped then no replacement is needed.

It was noted that Cynthia Pica, who is expanding her patio, has offered her current pavers to HV owners who have a paver that needs to be replaced.

Discussion held on the updating of the rules and regulations with current terminology & local compliance changes. IE: Hatfield Leash Law. In accordance with the governing documents, changes to the Master Deed and Bylaws require an amendment and the approval of 75% of owners. Rules and Regs originate from the governing documents and are updated by the Trustees to clarify language and update as needed. During this discussion, an owner asked if they could review the updated document. According to our governing documents, it is the Trustees' responsibility to update Rules and Regulations. Unit owners, by majority vote, may amend or overturn any rule or regulation.

One owner said that there is no place to read Hatfield Village Bylaws. Another owner mentioned that they were posted online by the county. They will now be on the KPM website.

One owner reminded people not to park on the grass. KPM will send out another reminder.

One owner offered to trim the bushes behind his Unit. Owners should not be trimming plants trees, or bushes on Common property. The Board declined the offer for safety and liability concerns.

At 5:14, Cindy Foy motioned to adjourn the meeting. Cheri Armstrong seconded the motion. All approved.