

Hatfield Village Annual Owners' Meeting

October 6, 2020

In Front of Units 13A and 13B

President Donna Paddock called the meeting to order at 3:05 p.m. She welcomed everyone and gave a special welcome to the following new owners: Linda Conz (16A), Ken and Detta Dymond (17B), Dana Kuras and Phil Van Alstine (21A), and Sandra Worden (22A).

In attendance were the following:

Wunderley Stauder (1A), Larry O'Connor (1B), Kathy Karlovich (2B), Bea Moulton (3B), Jim Brushway (4A), Cynthia Pica (5B), Karen and Chip Baker (6A), Karen Marney (7A), Paula Ellison (8A), Nancy Spencer (8B), Cindy Foy (9A), Maureen Burris (10A), Bob Luippoid (10B), Jay Abernethy (11B), Donna Paddock (13A), Dick Gorman and Diana Carroll (13B), Jerry Vanhook (14A), Betty Santos (14B), Jack Reilly (15A), Marty Zigmont (15A), Linda Conz (16A), Diane Tsoulas (17A), Ken and Rosetta Dymond (17B), Ginny Risk (18B), Carol Bertrand (19B), Jody Gerbasi (20B), John and Linda Grich (21B), and Sandy Worden (22A).

President Paddock opened the meeting recognizing the wonderful work of Maureen Burris and Cynthia Pica as Board members since the establishment of the Association. She also recognized the amazing amount of work that many volunteers provided to the Association over the year. These activities included caring for the front garden, painting the hydrants, trimming the lilacs, weeding, replacing wooden patio steps, ensuring the front gardens had enough stones with the goal of cutting down on the need for weeding, owners taking care of their own front gardens, agreeing to store irrigation pumps, watering neighbors plants, and serving on the Board, Solar Committee, Finance Committee and the Social Committee.

Major Projects completed in 2019 and 2020

Rooftop Solar System

- First rooftop solar system was installed on Unit 10A. The Solar Committee and the Board worked for months to develop a process and the documents for other owners to use if they would like to install panels.

Landscaping, Irrigation, Maintenance, and Repairs

- Donna asked Maureen Burris (the former President and the lead person on several landscaping projects) to present to the owners what some volunteers were doing last spring. Maureen described why and how a small group of volunteers removed, cleaned, and redistributed front garden rocks eliminate weeding costs this year and to improve the front

gardens of several units. The volunteers also eliminated the problem of weeds between the air conditioners and buildings using weed killers and large pavers.

Projects completed by vendors this year:

- Removed the overgrown privacy hedge between units 11A and 11B and replaced it with the approved white fence;
- Replaced 7 dead azaleas with holly plants;
- Repurposed plants from the front island;
- Removed dead plum tree and cut up a large pine on the property line with Buster;
- Removed 2 viburnum interfering with growth of trees near 1A;
- Installed of 2 underground downspouts;
- Maintain grounds with chemical applications for nut sedge, and aerating;
- Replaced 17 decoders, several due to lightening strikes, and 1 pump and many, many sprinkler heads;
- Repaired Overflow drainage basin on the south side of the property;
- Repaired basement cracks in 2 units. An additional 2 units are being monitored by the owners.
- Power washed 9 buildings;
- Backfilled 8 bulkheads units (all in the center of the Village); For new owners, we did this because of the poor job done by the original contractor, collapse of dirt and sand and muck into a couple of basements.
- Repaired road cracks
- Replaced back patio steps at 3 units

We worked to be good stewards of your money. We are fortunate to have savings from snow plowing and volunteer work to be able to maintain and repair our property.

Upcoming Projects

1. Replacement of the plum tree between 16A and 18B.
2. Four more bulkheads to backfill.
3. Replacement of additional patio steps. Potentially 5 units.
4. Patio repairs for at least 11 needing some kind of repair now; others being monitored.
5. Road depression with a possible pothole forming. Thayer checked the area and said that nothing can be done at this point.
6. Possible removal of arb privacy fence between 19A and 19B.
7. Other issues as they come up.

Financial Update

Bob Luippold presented our current finances and some projections for the future.

Currently: Operating Account \$23,000

Reserve Account \$93,000 (50K in CD, 25K in Res. Acc.)

Bob reminded us that there are variables in our finances such as how many snow plowings we need to budget each year. During the winter of 2019 there were only three storms that needed snow plowing. That meant that at the end of the plowing season we had \$10,000 available for other projects. Other examples of how it is difficult to plan our finances included lightening strikes on our irrigation system this year and unexpected maintenance issues. We also anticipate that many of our service providers will be more expensive next year such as trash removal and Snows for landscaping.

There are three areas that we need to pay attention to and those are irrigation, trimming, and repair and maintenance. We are \$4,600 over budget for repair and maintenance through August. Irrigation service costs are the same as it was last year (\$13,000) and will probably be the same next year. However, our irrigation system is aging. Replacement and repair of sprinkler heads, decoders, and ongoing maintenance of the pumps will be additional costs. Trimming was \$5,000 this year. This was more than in past years. More than likely the increase is due to the increase in the number of trees and shrubs. Also, we trimmed the West side trees this year and that is not an annual project. We were able to cover these costs this year because of the snowplow savings and the savings we made with volunteer work.

Although we will not have a final budget to present to you today we can estimate with what we know that we need to increase the Association fee next year no more than \$25.00.

Bob reminded the new owners that our insurance policy with Vermont Mutual cost us \$19,000 a year for \$523,000 per building coverage. It is an "All In" policy that the Association pays for. This means that the only insurance you need is for your property is a HO6 policy. Bob said think of it this way. If you turned your house upside down everything you needed to insure would fall out. Everything left in the home would be covered by the Association insurance policy.

Other Items and Reminders

Donna reminded everyone that they should have a Blue Folder that contains all the Association documents that can answer many of your questions.

Donna reminded owners to not park on the grass and ask visitors to move their cars if needed. Remember that many of our sprinkler heads are on the edges of the road and driveways and are easily destroyed by cars and snowplows.

Outdoor decorations cannot be attached to the building with nails. Nails will damage the siding and you are responsible for the damages. Decorative items, with direct sunlight and over time will leave a dark area where they were hung. If

your decoration causes a change in siding color you are responsible to replace the damaged siding pieces.

If there are any changes in your phone numbers or mailing addresses, please let Ginny know so she can update our list.

There have been some sightings of mice as the temps drop. Keep your garage doors closed to help keep them out.

The "Social Committee" wants to make our entrance the best Luminaries in Hatfield (or at least this end of Elm) this December. They are asking you to save glass jars. Any size, container like a like a pickle jar are great. The top has to have an opening that can fit a tea light. They will be in communication about this effort soon.

A reminder that you need to send Argus a check for \$50.00 made out to Hatfield Village Condominiums. It is for the required vent cleaning. Some owners are sending one check for \$300.00 to cover the monthly fee and the vent cost.

Donna closed the meeting at 4:15.