

Eastview Condominium Association Annual Owners Meeting
November 12, 2020 via Zoom Video

In Attendance:

Janet & Brian Grant (460), Mary Wilson (480), Mike Fearing and Monica Kvas (500), Judy Champagne (520), Bret Holloway & Maura O'Leary (4M), Tucker & Lin Respass (6 M), Judy & Orville Pierson (12M), Linda Richards (14M) Jane & Bruce Miller (16M), Sabrina Bardwell, Property Manager.

The Minutes of 2019 Annual Meeting, taken by Sabrina Bardwell, were approved.

Sabrina reviewed the proposed 2021 budget, comparing it to the 2020 financials to date. She increased water/sewer, irrigation, and exterminating lines to reflect actual 2020 expenses. The increases will be offset by unused funds in the landscaping/other category. Condominium/HOA fees for Eastview will not increase in 2021. She was informed by Plotkin (property manager for Village Hill North) that the Village Hill Association fees would increase in 2021 but the amount is not yet known. Unfortunately, they do not complete their budget in advance of December for the coming year. We will add a 3% increase to be on the safe side.

Discussion took place on the value/effectiveness of irrigation in common areas behind units and on the lawn areas out front. It was agreed by consensus to stop all irrigation services in the front of units, in the rear and the drip irrigation in the beds. The reduction in water usage will lower water/sewer expenses and the irrigation service will not be needed; the 2021 budget will be adjusted to reflect this.

Suggestions were brought forward by various owners to look into increasing interest rates from other banks on the reserve account, to conserve energy by retiming the common area lights, to solicit bids for contracted landscaping services, as well as the master insurance policy.

A discussion took place about the garage rental fee which Kim Wolfson owns from The Upper Ridge Condo development. As a non-resident who owns this garage (agreed on by Wright Builders and written into documents), Eastview cannot take over the rental or occupancy of this garage, but we can increase the monthly fee, now at \$25, to more accurately reflect expenses. After Sabrina reviewed her calculation of shared expenses by this garage bay owners discussed a possible increase. Ultimately it was decided to increase the monthly fee to \$50/month. Sabrina will inform Ms. Wolfson of the increase to begin in 2021, and this will be added to the budget.

A suggestion was made with input from several owners about the need to install gutters on the front of the three garages to divert melting snow from dripping on to the driveway and turning to ice. Owners generally agreed and Sabrina will contact the installation company she has used for other associations on Village Hill.

Brian and Janet Grant presented preliminary plans to build a permanent screened porch to extend from their roof onto the patio. A discussion followed on the scope of their plan, the impact of the roofline & sunlight for surrounding units, and the possible need and cost to design a suitable option for all owners. Sabrina will follow up with the Wright Builders Architect/Designer Kuhn Riddle in Amherst.

Election of Board for 2021

Mike Fearing agreed to serve on the board with Jane Miller and Linda Richards, who are continuing for a second year. Sabrina called for a motion to elect Linda Richards, Jane Miller and Mike Fearing. Unanimously approved.

Draft meeting notes submitted by Linda Richards.