

Eastview Condo Association
Annual Owners Meeting Minutes
Monday November 12, 2018
50 Olander Dr. Northampton MA 01060

Present were:

Janet & Brian Grant (46O), Mary Wilson (48O), Dee & Erik Sossa (50O), Judy Champagne (52O), Brett Holloway & Maura O'Leary (4M), Lin & Tucker Respass (6 M), Beverly Blatt (8M), Judy & Orville Pierson (12M), Linda Richards (14M) and Janet Taft (16M), Sabrina Bardwell, Property Manager.

The meeting began at 6:03PM

Introductions – Sabrina asked that everyone go around the room and introduce themselves, where they live in their favorite ice cream. Sabrina introduced Linda Richards as the newest owner at 14 Moser and welcomed her to the community.

2017 Annual Meeting Minutes – Sabrina asked everyone to take a minute and go through the Annual Meeting Minutes from 2017 if they had not already read the minutes. When completed Sabrina moved to accept the meeting minutes which was approved by Janet Grant and seconded by Erik Sossa, unanimously approved and accepted.

Eastview Financials – Overall the association was on budget for expenses in 2018. Plotkin continues to wait until after the New Year has started before notifying owners of a fee increase in VHA. We are over budget in this category because we worked in a 3% increase, but Plotkin did over a 10% increase.

Garage Fee Increase - Sabrina recommended that the garage owned by Kim Wolfson who lives at Upper Ridge but purchased the garage from Wright Builders at Eastview (during development of Upper Ridge) have her garage fee re-evaluated and increased. Orville noted that she should be paying a fair share of the plowing for the bank of garages and not just a small maintenance fee. Sabrina agreed and noted to raise it to a minimum of \$25 a month and try and work on a fair portion of the plowing costs which could be added to her fee.

Concrete Sidewalks on Olander – The concrete sidewalks along Olander are in awful condition and are City property. Brian Grant reported that the Board sent the City certified letters asking them to address the raised elevation of the concrete slabs as they are a trip hazard and someone is going to get hurt on them. The town responded stating they were “on the list” and would get to them when they could. In the meantime owners at Eastview agreed to continue painting the lip a bright color to notify oncoming pedestrians of a hazard.

Review of 2019 Budget – Sabrina went through the budget for 2019 commenting on their ability to hold fees flat and not do any additional increases in the coming year. A tree will be removed at 2 Moser and at 46 Olander because it is growing too large for the space. Baystate West and Sabrina will work with the homeowners at 46 Olander to get their input on what will be planted after the tree is removed from next to their front porch. No tree or shrub will go back at 2 Moser, there is not enough room. 3% increases were budgeted for the snow plowing paid to Hilltop/TCB and 3% for the road reserve Eastview pays into. This will continue on an annual basis.

Huge bees nest was removed in the shrub out in front of 8 Moser this year,

Front Porches and Railings. The front porches and railings are the Associations responsibility and Sabrina is aware that some need attention. She is going to have Jared Howes look at all of them and do any needed repairs and staining in 2019. Railings in the back of the units, off the slider doors are in exclusive use areas and the owners responsibilities.

Election of Trustees – Orville Pierson resigned his post at Board President after many years of unbelievable service. He said he would be happy to continue turning on and off the space heaters in the utility rooms in the bulkheads though. Lin and Erik agreed to serve another year and Maura O’Leary stepped up and nominated herself for the third and final spot. Sabrina called for a motion to move that Lin, Erik and Maura be elected to the Eastview Board of Trustees. Janet Grant approved, Orville seconded the motion and Sabrina called for a final vote. Erik, Lin and Maura were elected to serve for the next year.

The meeting concluded at 7:38 p.m.

Minutes submitted by Sabrina Bardwell, Property Manager,