

DRAFT

Eastview Condominium Association  
Annual Meeting  
November 16, 2022 at 5pm via Zoom

Attending: Residents Linda Richards, Judy Champagne, Bret Holloway and Maura O'Leary, Jane and Bruce Miller, Amy and Tom Kulig, Mary Wilson, Beverly Blatt, Tucker and Lin Respass, Mike Fearing and Monica Kvas, Wayne Chatterton and Mary Proulx, and Property Manager Sabrina Bardwell.

Absent: Betsie Haar (Beverly Blatt proxy)

Sabrina Bardwell called the meeting to order at 5:07 by requesting a vote on the draft minutes of the 2021 Eastview Condominium Association annual meeting. Following a motion, and a second, the minutes were unanimously approved.

In her review of the 2022 financials to date, Sabrina explained that Hampshire Property Management (HPMG) had moved Eastview's funds from our reserve account CD from Florence Bank to Alliance Bank to obtain higher interest rates. She reviewed line-item expenses, noting the \$105 Miscellaneous expense for the annual certificates, and that the lower water/sewer expense of \$153 is only for the backflow test since we are no longer irrigating. Under maintenance she added a line for periodic gutter cleaning. The master insurance policy with Arbella increases annually.

Before presenting the proposed budget for 2023 Sabrina announced an 8% increase in condo fees, the first since 2018. Individual unit increases were presented on the screen for review by owners. She obtained updated numbers from our several vendors in planning the budget that included increases in USA trash removal, Hampshire Fire Protection's annual sprinkler inspection, and in utilities. Landscaping and walkway snow removal costs, to be performed by ECO Valley, our newly selected vendor, will increase by \$1,149 as approved by the Board. Snow plowing and removal from the 2-8 Moser and 46-52 Olander garage driveways will now be done by Omasta, the new vendor for Hilltop. Eastview also pays Hilltop for snow removal from the common area roadways and the 12-16 Moser garage driveways from our annual road reserve.

Board member Beverly Blatt discussed the formation of the Green Team and the efforts to identify a new landscaping company that will be environmentally responsible, motivated, and available. Several owners expressed support for the potential of ECO Valley for Eastview.

Hampshire Fire's sprinkler inspection of units in March resulted in deficiencies that need to be corrected at additional cost to unit owners as a special assessment in 2023. Sabrina explained about the delay in scheduling the inspection and that we will be paying "catch up" on each of the three buildings. She process using the documents provided by Hampshire Fire. Half of the \$7,500 cost will be covered by our reserves, the rest as an assessment that can be spread over three months. The spreadsheet presented showed the unit-by-unit breakdown, which will need to be paid before the work can be scheduled. Each unit will receive official notice of the

assessment. It was acknowledged that this work is essential for the continued maintenance and safety of our buildings. In response to Jane Miller's question, Sabrina explained that both annual and 5-year inspections will take place and sprinkler heads will need to be replaced. The details of the work will be outlined by Sabrina in a letter accompanying the official notice.

#### Maintenance:

Following a discussion on a group price provided by handyman Jared Howes, it was determined that he will need to provide individual unit quotes to repair and paint porch railings. Maura O'Leary commented that individual owners might benefit if he works on multiple units. Sabrina will request updated information from him.

Owners are reminded that heating ducts and dryer vents need to be periodically cleaned and maintained. A discussion followed about different vendors, costs, and the challenge of installing and maintaining washer/dryers in the cramped second floor closets of five units. Owners were also reminded to replace batteries in smoke and CO detectors.

With the main business of the meeting completed, owners asked questions. Mary Wilson and others commented that the common area lights around our patios did not turn off until well after daybreak. Sabrina responded that the lights were controlled by photo cells and that she would ask an electrician to check into it.

Beverly Blatt, who serves on the newly formed Board for the Village at Hospital Hill North, reported that Kendrick Properties will take over management of Village Hill (replacing Plotkin) with an expected 6% increase in fees.

Sabrina announced that HPMG will be taken over and managed by Brian Meglioli of Coldwell Banker Community Real Estate. She expressed support for this change, anticipating that more services will be available and that the maintenance division will be in house, and technology will improve. During the transition, HPMG owners will be available as consultants.

The final order of business was the Election of Trustees for the 2022-23 year. As all current trustees agreed to continue on the board, and with no objections, owners voted unanimously to re-elect Beverly Blatt, Jane Miller, and Linda Richards. Both Jane Miller and Linda Richards announced that this will be their last year on the board as they have served since 2019-20.

Draft notes by Linda Richards