

Killington Gateway II Condominium Association, Inc.

Minutes of Board Meeting

Wednesday, April 10, 2019

6:30 p.m.

Board members present: Patricia McGee, Joe Fritch, Caroline Germond

Other owners present: Lois and Paul Tupay (#2), Heather Cappiello (#8), Bob Germond (#10), Andrea Broadbent and Ted Stagg (#26)

Management: Jacob McGrath

All of the above participated in the meeting by phone.

After welcoming Lois and Paul Tupay, the new owners of #2, President Patricia McGee called the meeting to order at 6:40 p.m.

1. Fire officials on Sprinkler System

Jacob McGrath summarized the most recent encounters:

-Jacob's and Pat McGee's September 2018 meeting in Rutland with state and city fire officials.

-Jacob's and Pat's October 2018 meeting at Killington Gateway with a similar but not identical cast of fire officials.

-The conflicting results of these two meetings:

+September suggestions that KG II might be allowed to upgrade existing fire detection, rather than install a building-wide sprinkler system.

+October reluctance to accept any less than full sprinkler system, but encouragement to apply to the State for a variance.

-In the absence of a reply from the State, Jacob has spoken to Regional Manager GJ Garrow. While not offering any optimism regarding approval of the variance, Mr. Garrow will be part of a May panel that will review the application. The Association can hope that new options might be presented at that time.

In the meantime KG II owners have been saving through Special Assessment for the fire suppression system; at the end of 2018 this account stood at \$41,000.

2. Washers and Dryers

New coin slides have been installed in the two washers that needed them, so that earlier in the week all three washing machines were operating. Meanwhile Yankee Equipment's estimate for retrofitting two of the dryers is \$8,480 (includes the wireless module). This card system will accept owner credit and debit cards, rather than requiring a special card.

3. Waste Water System

The system failed again in March. The backup caused the cinder block to fail, opening a sink-hole the size of two softballs, and allowing the grinding pumps to clog. The next repair will require excavating for a new chute, and ideally will include the long-awaited new control panel as well as replacing the older of the two pumps.

Mr. McGrath is approaching Dimmick Septic Services for prices, discouraged by the continuing delays of A-1 Sewer and Drain in the project. (Jacob did report however, that A-1 has responded each time to the calls for cleaning and getting pumps operating.) Costs of any and all upgrades will be shared by both the KG I and KG II associations.

Normal maintenance has been once yearly, which should be enough considering the seasonal occupancy of the building. Jacob noted that for now—even without the modern, automated control panel—at least the emergency horn sounds. And thanks to residents on-site, he gets the call when there's a problem.

4. Stairwell Refurbishing

Mr. McGrath has a new estimate (from Eric Lake for \$13,500) which will include not only priming and two coats of paint/stain, but also sheetrock repair and paneling.

5. Replacement of Original Vent Fans

Since the January 2014 fire began in a bathroom vent fan whose motor had seized, the Board continues to encourage owners with older fans to install new ones. A 2017 building-wide evaluation found that three apartments (#s 1, 11, and 14) still had the original fan, and the Board voted at that time to require those owners to replace them. While the cost of the appliance and its installation will be the responsibility of the owner, the Association agreed to pay for ducting.

At this meeting the directors present voted unanimously to set a deadline for the replacement of the three oldest fans. Those owners will receive a letter stating that they have until June 1, 2019 to show proof that they have had a licensed electrician install a replacement fan.

6. Newly Cleared Hill on Building's East Side

In response to chronic complaints about the dampness on the east side of the building, the Board voted last October to remove a large swath of trees and brush in order to expose the area to sun and air. The stack of logs was removed once the ground froze, but the clearing is still rather rough. Directors and Management agreed to arrange for removal of the stumps and then to create a lawn by laying topsoil, hay, and seed.

7. Planning for Plowing

The lower parking lot now has signs asking that after plowing, residents move vehicles to the already plowed side of the lot. The upper lot has no instructions yet. It's easier to manage plowed snow there because it can be pushed over the side of the lot into the bank. Jacob will ask the plowing contractor whether there's anything that KG II residents can do to aid in or improve snow removal.

8. Spring Projects

-Patio rebuild and regrade of building's perimeter

Jacob has an earlier estimate for these jobs from Ray Harvey Excavating, and also has spoken to him about removing stumps from the newly-cleared hill. He suggests repricing these projects together.

-New lighting in parking lots

The old infrastructure is allowing lights to fry because junction boxes are too close to the ground. Lights are replaced as they fail, but this is only a bandaid fix. We will need to replace fixtures and junction boxes eventually; the waste water system is a priority at this time.

-Painting the trim of decks will also need to be delayed.

9. Delinquencies

Pat McGee had spoken with accountant Christine Morrison in mid-March, at which time all owners were up-to-date with common fees. Because of tax preparation season, they haven't spoken since then, but Ms. McGee expects to call the accountant in coming days.

10. Bankruptcy of Ditech

This is the bank that has been underwriting the foreclosure of unit #24, *and paying the Association dues*. Since Ditech's January bankruptcy a new company has taken over the payments. The condo was to have been auctioned during the winter, but this apparently hasn't happened yet.

11. Fire Alarm Charges

The town of Mendon is planning to start charging \$750 to the Association for "nuisance calls," that is when the building alarm is pulled in the absence of a fire. When the alarm is triggered by food smoke, faulty wiring, or construction it is considered a nuisance, and it has been suggested that this charge be paid by the individual who makes the nuisance call rather than by KG II. Owners are asked to be sure that there's actually a fire before pulling the alarm.

12. Seeking Attorney Advice regarding Sprinkler System

Andrea Broadbent (#26) had written the Directors some time ago, suggesting that the Association might wait until Vermont *mandates* a fire suppression system; that it's unfair for KG II to be singled out for this expensive requirement. She has since learned from Fire Marshal David Green that the *mandate is triggered by an inspection*. The inspection that followed the January 2014 fire is the reason why the KG II building is required to install either sprinklers or an egress system (fire escapes or balconies) on units that are more than 20 feet above the ground.

More recently Ms. Broadbent has suggested to the Board that since the building is already under a mandate to install fire protection, an advocate might approach the VT Division of Fire Safety on behalf of the Association. The purpose of such a communication would be to reason with and to request from the officials more time, not only to build up the necessary funds, but also to carefully research and plan for the building-wide sprinkler system. Jacob recommended that for now we continue to wait and see what the fire folks say in response to last fall's KG II request for the variance. Then, based on what they require, we can write to the state as Ms. Broadbent suggests.

Ms. McGee pointed out that we might also ask for clarification of the 13D vs. 13R sprinkler options at that time.

13. Owner Concerns

-Ms. Cappiello (#8) wanted to know whether the building's fire alarm is linked to the fire department. A: Yes, the building alarm dials First Line Security, which dials the fire department *as well as* Management. She also asked whom to call for after-hours emergencies. A: Mountain Green (802.422.3000) has an *After Hours/Emergency* option (802.773.5599). If a detector is triggered inside an apartment, MG is the number to call.

-During the recent waste water back up, Ms. Cappiello spoke with Disaster Relief Services about the moisture that was still under the flooring; they had recommended sanitizing the floor.

-Ms. Cappiello noted that one washing machine was out of order at that time. Also she had researched card readers that might be installed to the washers and dryers. She suggested that www.Nayax.com seemed to have favorable terms and pricing.

-Ms. Cappiello pointed out that replacing the oldest vent fans should be a priority because one of these was the cause of the January 2014 fire.

-Mr. Tupay (#2) asked to be put on the list for vent fan replacement; it's not one of the originals, but it runs loud and rough.

-Ms. Broadbent (#26) suggested that a sign be posted in the upper lot, asking that vehicles not park parallel to the road. In particular a Mercedes that sometimes parks next to the grass strip, makes it difficult to maneuver into and out of the perpendicular spaces.

-Ms. Broadbent cautioned that owners who replace vent fans on their own, be required to use a licensed electrician.

-Ms. Broadbent also asked that the MG's cleaning staff take care when washing the rubber stair treads, so that the wood at either end of each stair will not be ruined by water and cleaning products.

Ms. Germond moved to adjourn the meeting; Ms. McGee seconded the motion. The meeting was adjourned at 8:38 pm. The next scheduled meeting of the Directors will be Saturday, June 22, 2019, at 10:00 am.

These minutes were recorded by Caroline Germond.