

Completed Projects:

- Painting of both upper and lower sections of walls
- New gym (exercise) equipment in game room
- Lower door lock has been installed and uses the current entry code. There has been no negative feedback in regards to deliveries etc. now that all doors are locked. The code will be changed as it has been the same for many years. Owners will be given a 30 day notice when this occurs
- Front walkway has been patched to eliminate safety hazards that arose this summer. We are working to get both the walkway and patio area redone in the near future
- Heat coils on the rear of the building were replaced following damage done to them last winter
- Condo rules have been updated. A copy will soon go out for review. A vote on these rules is scheduled for April's meeting

Property Management Update: Mike Coppinger

Roof leak problems outside units 22 and 23 does not appear to be a heat coil issue as they seem to be functioning as expected. More than likely a result of heat loss in attic space. Roof repair must be completed before we can insulate the attic. Unit 20's leak are a result of the balcony problems in unit 24. Mike will continue to work to get a contractor. Mike will also consult with HVACV to see if we can eliminate any unnecessary roof vents that may be causing some of the leak issues.

Balcony/Gable end leaks in both unit 24 and 21 resulting from poor design of gable end roofs has been ongoing, resulting in constant problems and subsequent repairs. It has been hard to find a contractor as the job is too small for most construction outfits who have the expertise required for the task. Most are also already booked for 2023. Mike will continue to work to hire a contractor.

Upper parking lot paving project is waiting on clarification of quote as we originally asked for a quote on the lower half and then asked for one to pave the entire upper lot. It is the board's hope that we can get a contract signed for work this spring/early summer.

Mike provided an update as well as a review of prior work around the status of the pool. The closing process was reviewed. There was discussion about how the pool came to be unusable this summer and what repairs need to be done for it to open this coming summer. A new and larger pump was suggested to manage water flow that now goes through one line. The other option is to excavate and replace the broken line that was shut down this past summer. Mike will look into the cost of each. John asked for prices on a heater as well as prices for a new pool. The board asked that we have quotes by March so that we can give Building 1 a heads up as they will need to pay half the cost.

Basements broken septic pipe was given a "bandaid" of sorts so as not to disrupt owners during the holiday as water to several units if not all would need to have been shut off for a few hours. A plumber is scheduled to make the needed repair and efforts are being made to isolate the units effected by this broken pipe so that as few as possible will be shut off during repairs. Homeowners will be notified accordingly.

A new card reader has been ordered for the broken washer and will be installed by the laundry company.

Discussion around solutions to overloaded dumpster. Mike will look into a bigger dumpster, extra pick up around holidays and a recycling dumpster as possible options.

Fire Marshall Update:

Lois updated the status of her discussions with the fire marshall. While the HOA has been setting aside monies every year to address the state's requirements they want to see that we are doing more/making progress and taking next steps. Lois has contacts for contractors to discuss Juliet balconies on the 3rd and 4th floors or a sprinkler system and a sprinkler system. A 3rd option was the construction of fire truck accessible roadways around **all** sides of the building. John asked that we get quotes for all 3 possible solutions. There was also some discussion about other condos and what they have done in terms of sprinkler systems.

Financial Update:

Christine Morrison our accountant was unavailable for this meeting. Joan will check to see if she can provide a written update that I can pass along.

Owners Questions/Comments:

Michelle expressed concern about how hot the upper hallways get in the summer. She questions whether it was an HVAC issue. Mike will ask when he consults about the roof vents.

Loon brought up some recent vandalism as a sofa and small refrigerator we removed from the game room and thrown on the patio in the snow. This happened sometime between 12/ 24 and 12/26. Only owners have access to the game room. Is it possible a renter was given access? The room was also rearranged, so not likely. There were several comments of irritation around the audacity and disrespect of those responsible.

Meeting adjourned 7:45