

Board Meeting Minutes

Killington Gateway II

April 10, 2023

In attendance: Michael Blasi, Mike Coppinger, Lois Tupay, Joan Lamarca, Paul Tupay, Tom Levy, Christine Trembly, Christine Morrison CPA, Absent-- John Lydon, treasurer.

Michael Blasi seconded the last minutes

Fire Marshal Update: Lois spoke with the fire marshall and explained that we hadn't heard back from J&R Sprinklers Systems. She was able to obtain from him a list of other sprinkler contractors and will be making contact with them to get quotes /availability. With regard to the possibility of Juliet Balconies, it was suggested we speak with a structural engineer to make sure the building can handle them.

Property Manager Report:

Mike reviewed the issues around the pool. He wrote up a report for building 1 so that they are clear on how we got to where we are and what we are doing going forward. The plan is to install a new and larger pump. In the long term we may need to excavate the pads in front of the shed to put in new pipes. This would be done in the fall (or spring 2024 at the latest). He will look at repairing the pool cover and the large crack on the side of the pool. Owner Tom Levy suggested hydraulic cement for the patchwork. He also suggested we look at changing the filter.

Galliano Construction provided a quote of \$58,000 to rebuild the 2 gable ends. It was suggested that if these 2 owners want new sliding glass doors this would be the time to do so (at their expense). Lois reminded us that the frame color must match other doors. Mike said he had color samples. Mike stated that he would try to coordinate the roofing with the vent work they will be doing, but that may not be possible.

The roof vent that is suspected to be the cause of leaks in unit 23 will be removed and the opening closed up. At this point we will be able to insulate the attic as previously planned.

Mike is planning to meet with Fabian Excavating to get an estimate on removal and replacement of the walkway, patio and retaining wall.

He will begin to do deck maintenance work this summer. We have slatted 8 units per year in a rotating fashion so that every 4 years each deck will be stained and repaired as needed.

As to a request to look into extra garbage pickup on weeks that are very busy, such as Presidents and Christmas week, Casella's cannot guarantee that they can do it because they are too busy. Mike suggested that he could put his flat bed trailer there to collect garbage on those weeks as the dumpster gets to capacity. We will take this issue up again as winter approaches.

He will be replacing outdated smoke alarms in the common areas. (Update—this has been completed)

Upcoming projects were reviewed:

Carpets will be cleaned (update—scheduled for Monday May 1st).

Upper parking lot will be paved. We will let owners know when we have an exact date so they can park their cars in the lower lot.

Outdoor spring cleaning of driveway etc.... (Update—should start week of 4/17)

Pool (installation of new pump)

Owner input:

Tom Levy offered ideas around pool repair and would be happy to meet with Mike to look it over as he has had a pool for many years.

Someone suggested we move the annual board meeting to 11a.m. in hopes that we might get better attendance and participation. This idea was well received.

Meeting adjourned 7:45