

Killington Gateway II

BOD Meeting Minutes

4-8-2024

In Attendance:

Steven Vitiello

Board Members:

Lois Tupay	President
Michael Blasi	Vice president -- unable to attend
Joan Lamarca	Secretary
Pavel Santos	Vice President
John Lydon	Treasurer

Property Manager:

Michael Coppinger @ MJC Management Services

Accountant:

Christine Morrison CPA

Meeting started 6:30

Opening Remarks:

LoisTupay, Board President :

January minutes approved.

Lois addressed the problem of the late notice of the zoom link given the lack of owner attendance at the meeting. It was noted that the link needs to go out with the meeting agenda.

Lois gave an update on the Fire Safety Project. We were recently fined \$5250 for non-compliance. We have appealed the fine and are awaiting a response.

Balcony Option:

We continue to work with the architect around the construction/installation of balcony as an option. Lois relayed a recent conversation where Steve Fenn, the architect explained that in order to secure the balconies we have 2 options: remove the siding and replace the gypsum with plywood OR add studs to the walls. We would also need to install steel

beams on the inside under the windows where the balconies would be located. Contractors would need to access the units from the ceiling of the 2nd floor to 3rd floor and 3rd floor to 4th floor to install the steel beams. John questioned whether this was just the front or also the back as the front is a cantilever construction and the rear of the building is not. Lois will check into this.

Sprinkler System Option:

JR Sprinkler Systems contacted us to see if we are still interested as they are scheduling for the 2024 year.

Fire Road: Option:

The property around the building is a designated wetlands by the state of Vermont. It would require an ACT250 permit, which often takes years and does not guarantee approval. Joan reviewed The Assistant Fire Marshalls' email in which he refers to regulation NFPA101; 24.2.2.3.3 and states further that "As you can see by the above there are multiple requirements for a fire access road that must be addressed and the Fire Chief will be required by our office to submit a letter stating that he finds this acceptable without additional safeguards such as a balcony or sprinkler system...."

Given this updated information Lois questioned the board as to whether we should continue to spend money on architects and civil engineers. John wanted to know what it would cost for the civil engineer. Michael Blasi via an email said he would like to see info from builders prior to making a decision.

There was some discussion about how the board would choose one of the 3 options and the voting required by owners for expenses over \$100,000. Lois reviewed the bylaws around this. Joan suggested an informational meeting be set up once all the information gathered is complete including a matrix Lois completed for the board. Joan asked how Building #1 came to their decision and what if any involvement were the the owners allowed to have in the final decision. Lois will ask their president.

John relayed that he had worked with our bank and it was determined that any loan we might get would be at 7.5% interest.

Financial Report:

Christine Morrison our accountant reviewed our financials. While we are overbudget on several things, this should balance out over the course of the year. For instance, we use less gas in the summer. We have money budgeted and not yet spent for repairs, legal fees, hallway carpet cleaning, tree pruning, removal and grounds keeping.

One owner is currently behind on dues. If not paid up by the end of the month, our collection policy will be activated.

There was discussion as to whether the insulation bill had been paid as it was a 3 part project. It appears to be so. Based on this information, Lois and Christine confirmed that we have \$17,000 available for other projects.

Lois suggested this money can be used to do the front walkway, patio and the retaining wall. Lois asked the Board to vote and John, Joan and Pavel and Lois vote yes.

Joan asked about money spent to date on architect. We are currently at \$19,000. Joan added that we are still waiting on another bill from the architect as well as the structural engineer.

Property Manager Report:

Mike Coppinger, our property manager, reviewed upcoming projects including:

Carpet cleaning in May. There was a discussion about whether to use the same cleaners as last year as there were some comments from some owners about the quality of the work. The decision ultimately was made to use them again. Mike will talk to them about our concerns.

Deck staining this summer. Given the cost last year was less than anticipated, might we want to do more of them this year. The board will discuss and make a decision. Mike asked that we let him know by early summer.

Pool opening was discussed. The pool will open May 25th (barring any complications).

Gable end construction is still a work in progress. Mike reviewed the increased quote from Galliano's which caused us to look elsewhere for the work. Mike got a suitable estimate from Vision Builders. It should be noted that the scope of work was reduced as some of it (siding and flooring) can be done by Mike himself. It also did not include replacing the rear fascia. Mike will talk to them about adding that to the job since the lift will already be there and they are in a serious state of deterioration. Mike will provide a total project cost and if the cost goes over \$58,000 we will need to use some of the \$17,000 that was allocated for the insulation project.

It was noted that given the problems on the gable ends, there were no manager problems this winter as in past winter. Mike kept the balconies cleared of snow. Michael Blasi sent "kuddos".

Water samples now required by the state include a weekly sample of usage. Mike will do a deeper dive to get more information about what specifically they are looking for.

He mentioned that we are working on a replacement for the *hallway light fixture* that recently broke.

He is also looking at some kind of an “*eyebrow*” to go over a window of unit 7 as it seems to cause significant problems in that corner from ice and snow.

Our contract with *Keyser for propane services* was discussed as it is up for renewal in May. Mike will speak with them as there are concerns around service charges. Some owners were overcharged this past season. He will also look into other possible providers.

Other:

Lois asked that he look at the quality of all the cedar shakes to see what ones might be in need of repair or replacement.

Replacement of the Patio door and frame was discussed as it has deteriorated to the point where water is getting in and may be causing structural damage. Joan sent pictures to the board.

The threshold of the rear bridge door needs to be replaced. Mike will take care of this.

Joan reminded that the heat coil has as yet to be repaired.

Owner questions/comments: none

Meeting adjourned 7:53

Addendum:

Since the meeting several owners have expressed frustration with their inability to attend the meeting because they did not have the link or had problems with the link. The BOD would like to express its apologies and is working to address it. Owner attendance is important.

As always, if you have any questions please feel free to contact a BOD member.