

# Meeting Minutes

January 6, 2025

## In attendance:

Michael Blasi (president)

Joan Lamarca (secretary)

John Lydon (treasurer)

Christine Morrison (accountant)

Mike Coppinger ( property manager)

Joe Baier

Tom Levy

Loon Bauer

Michael opened the meeting ( 6:35) wishing everyone a **Happy New Year!!**

- He noted that the meeting schedule had been set for the year
- He asked for approval of the last meeting minutes and it was seconded
- He also asked that all questions and comments be held until the end of the Board discussions

His first point of discussion was the current Board position opening and the email sent to owners looking for interest. He explained that we would wait until Jan. 13<sup>th</sup> to try to get more interest. There is currently one owner who has expressed interest and running for the position. If anyone else is interested they should respond back and cc all board members of their interest. If we have more than one owner showing interest we will set up a special meeting to vote on the position. He then reiterated that currently there is one position and one owner that has expressed interest. He said the Board had discussed this and asked if any Board member had further questions or comments. He

also reiterated that we would hold a special election if more than one owner shows interest and if there is only one owner who is interested, we would not need to hold such an election. Anyone interested should respond to the board by January 13<sup>th</sup>

Second point of discussion was updating owners about the sprinkler system project. The latest round of paperwork has been given to the bank and we are waiting on them. He asked Christine, our accountant, to confirm. She said she got an email from the loan officer saying she had a few emails and hoped to get back to us after that. Michael reiterated that we had all the paperwork submitted and were now waiting to hear back. He stated that he had been in touch with the Fire Marshall to keep him up to date and JR Sprinkler letting them know once we have the loan set we can proceed. He asked for any additional Board input.

John questioned where we were at with signatories for the loan as he had sent in his info as had Christine. He asked Mike Coppinger if he had provided that info. Christine explained that it was Michael Blasi that would be a signator. Michael Blasi said he had sent in his information so it should be all set.

Michael reiterated that once the bank work is complete we will proceed. The Fire Marshal and JR Sprinkler are all up to speed on where we are at in the process. We are also keeping building #1 in the loop as they are also involved in a similar project.

Christine brought up that some owners had reached out to her about paying the full amount of their assessment in full. She said she would be happy to send out a draft letter with each owner's portion for Board review and then it could be sent out to owners.

John suggested and Michael agreed, we needed a deadline like a week and a half, as we are nearing the completion of the loan. Christine said she would get a draft to the Board for review with a deadline.

The Board was asked if they had anything they wanted to add. No one had anything to add.

Ongoing projects and projects for 2025 -Mike Coppinger (property manager):

Decks:

A handful of decks are still in need of being restained. That will occur in the spring along with power washing and restaining of areas on the outside of the bridge.

Roof Repairs:

Unit 21 roof repairs are needed. Mike explained that he is looking into making the correction in the winter, the problem being that driving the lift there in the winter would cause damage to the ground. Also, there is the potential of it getting stuck, which would be costly. He said he was speaking with different people to try to figure the best approach. He continues to speak with Heather (roofing contractor) either by email or phone conversations followed by email so he has a record of conversations. Michael added that he thought this was a good approach given everything that has transpired around the roof work.

He further explained to owners, it's not the new roofing that was just built over the balcony. It is the dormer that has been constantly letting in water. We had tried one strategy to resolve the problem that did not work, so we are looking at a different section and strategy in the hope that it will solve the problem.

Mike expressed concerns about the leak into unit 24 as it is causing damage to both bedrooms. He is working on resolving that issue.

Joan asked for clarification that we would be waiting until the spring. Mike replied he could not say for sure but it was looking that way. He is concerned about the damage it is causing to the bedrooms.

Michael B. asked for clarification about ongoing communication with the contractor. Mike reiterated that they have been talking about how to get a lift out there without doing damage to the ground as early as last week and reminded Michael that he had been sharing those email communications with

him. Michael stated that he was glad to hear that there was ongoing conversations as well.

#### Paving:

Michael asked about Mike's understanding and any updated info on both the paving of the lower parking lot and the roadway, which he explained to owners was part of the loan.

Mike explained that he had not gotten a copy of the bids that were turned in, that was between building #1 and Lois. He had talked with Tom Rock (property manager for building #1) at one point a while back and was told they were trying to get 3 bids but he was never informed and that everything was going through Lois. Michael said he would keep the board in the loop going forward.

Joan asked Michael if he had the email address and phone number for the BOD president at building #1. He confirmed that he did and was keeping him informed as both buildings are involved in sprinkler projects with the fire marshall.

Joan clarified that paving of the lower parking lot was in the loan and paving of the road which was originally in the loan that was voted down was going to be paid for out of existing funds per Board agreement.

#### Gas pipe replacement:

The pipe was scheduled to be replaced in the late spring for about \$15,000 and must be done by Dead River Propane as it is a jurisdictional account therefore we cannot have someone else do the work. Michael B. reiterated that it was part of the loan and that we are in a holding pattern. He also stated that work had been done to shore it up and make it safe until replacement in the spring.

#### Pool repairs:

Mike explained that the board had received a document with the assessment from Andres who specializes in these types of pools as to what needs to be done. Somethings were recommended to do and some optional things to do

that would beautify and enhance the pool (tile work, polishing and cleaning of the bottom of the pool). Mike stated that it was his understanding things were on hold until a conversation and agreement is reached with building #1 so this is on the shelf for now. Michael B. agreed that this was the case and the Board needed to have a meeting and figure out how they wanted to proceed with repairs and then have a conversation with building #1 and agree to it. The loan has taken up our time and attention for several months so now we can look to see that we are in a good position. Before we know it we will be looking to open the pool. We need to be on the same page as to what we need to do and what we should be thinking about. We will have to start a thread on that topic.

Mike C. offered to be a conduit between Tom Rock and Patrick, building #1's BOD president, as he was the one that met with the pool company and opens and closes as well as maintains the pool all summer. He is happy to pull all those people together so that we are on the same page. He offered to start that conversation. John shared that we had had a zoom meeting with them some months ago. Michael B. stated that we should start that conversation up again and that it could be a bit of a debate because of finances on building #1's side. Since it is now January and we need to think about how that's going to look like and how we want to collectively approach upgrading meaning doing things that need to be done to it to make sure we can actually open it in a reasonable amount of time and make sure it is maintainable and we are not pouring money into it on a consistent basis.

Tennis courts:

Michael commented that there has been a lot of back and forth regarding the tennis courts over the past few years. He stated that he wasn't sure where things had been left off as he had been more focused on the loan and working with Lois on the sprinkler system. He asked if anyone on the board or Mike C. had any input as to where we had left off. Mike C. commented that he thought John had done some work on this as well. For his part, he said he had pulled up quotes from about 4 years ago to do some resurfacing and a new chain link fence. These had been sent to the entire Board and offered to resend them

and that the cost was substantial. He stated that Lois had asked him to do some research into fencing like was there similar to a chicken coop style fencing. His suggestion was that we do a horseshoe style on either end instead of going all the way around it. This would leave the center part open and be able to catch the balls. It would save us some money. He stated that he proposed this as a way to do something so that it would not look unsightly and overgrown. He added that at that point building #1 did not want to do anything, meaning they did not want to put money into it until we had finished with what needed to be done with the pool as it was more important and used more than the tennis courts.

John said suggested cementing in 1 inch piping and then put nets behind, like basketball courts. He said Pavel had suggested cabling. John stated that he had researched it and found a company that does exactly that where you get your posts like 8 footers on the sides and 12 footers on the ends and then you cable in at the top and bottoms and then tighten them down with eyehooks, then you string across nylon netting...super efficient and super inexpensive. He suggested we could hire Mike C. to put in the 8 and 12 footers which would be the bulk of the cost as the rest is super inexpensive to do what this other company does. You just string it up, bring it across, tighten it up and your pretty much good to go and it is the least expensive way to go. He stated that both companies in Vermont he has worked with in the past 15 years to get quotes. He felt we have several options .

Mike C. suggested we could include it in a thread with building #1, but if the Board felt it would cause more drama we could leave it out. Joan felt we should keep them separate because she felt they were more amendable to the pool work. John brought up the zoom meeting we had with them where we learned their Board does not have much power as they have to get owners vote on anything over \$2,500. He felt that was why they haven't gotten anywhere in 30 years. So they have to wait for all their owners to get involved and get the 60-66%. And, unfortunately that takes decades and decades to get that agreement, but we can keep the emails separate but we should engage in both as we did on the zoom.

Game room:

Game room:

Mike C. explained that the new exterior door to the game room had been installed and the inside had been trimmed out. The first coat of paint was completed and the second would be completed this week. The outside is weather tight but hasn't been trimmed out yet. The door is fully functional and a major improvement. He also shared with the Board that there is a leak coming in from unit 5's shower into the game room. The ceiling has been opened up to expose the leak. Mike has spoken with the owner who is planning on replacing the tub and shower next week so the issue will be resolved. Mike will make the repairs to the ceiling in the game room, which will be at unit 5s expense.

Mike brought to our attention some recent winter damage including a tree that snapped towards the front of the parking lot and that someone had backed into the same light that was hit last winter. That light is on the list for repair in the spring.

Christine then gave her financial report:

2024 not quite over so we were waiting for some bills to come in. We are looking at a net operating under situation of \$26,849. Some of those are underbudget in legal by \$1784, overbudget for insurance \$632, building maintenance budget under budget \$20,262, pool and tennis under budget \$1,475 under, under budget \$189 trash, over budget utilities \$942. For 2025 we are only a few days into the year so we don't have any info to report. Other than the TD loan assessment for the first quarter we assessed \$18,732 and collected \$11,684.

Some owners haven't paid their first quarter assessments, so there is another \$7,000 to be collected. We collected for the first 3 months assessment of the TD loan so we will have the first 3 months of the payment ready to go. That will be accrued as a liability. I see it easier to keep this separate, identified and

fully transparent. And then as owners, if they have already paid the 1<sup>st</sup> quarters assessment and they then want to pay it in full, we would just credit them what they paid to their 2<sup>nd</sup> quarter dues rather than reduce the amount they pay in full. Better to have 1 payment of the assessment in full and credit anything paid thus far credited to the 2<sup>nd</sup> quarter. As of Dec. 31<sup>st</sup> cash on hand, \$1427, accounts receivable \$31,160, accounts payable \$6,437. In the VEDA loan the has a majority date of May 2035 for \$89,446.

John asked about their prior conversation about the loan that we bill every 3 months and pay the loan every month so we don't have to come up with it out of pocket if owners are late. As of now if we get the loan and decide to disperse it say in April, at this point, in theory we have collected in Jan, Feb, and March towards the loan in advance. I wanted to clarify what you said about a credit. What did you mean by that? Christine explained again as we have collected at this point 3 months of money toward the loan, if they now want to pay in full, we would credit that 3 months of an owners loan payment to their HOA dues in April and take a full payment of for example \$13,000 in full for their part of the loan.

Joan asked about units that owed past dues. One in particular that was behind several quarters seems to have almost caught up, while another unit appears to be several quarters behind. Christine explained that they have now been paid up. Joan expressed concerns that we may find some owners getting behind as the loan assessment might be problematic for them.

An owner said they were sending out HOA dues for the first quarter and then wanted to pay the loan assessment in full and wanted to clarify that it would all wash out in the 2<sup>nd</sup> quarter. Christine said yes if you pay it in full, the amount towards the loan of about \$599 paid in January would be credited your dues in April. He asked for the amount needed in full for his unit, which Christine gave him. He said he would get that check out to her and thanked her for the clarification.

John asked if he would be reducing what he owed in interest as he shouldn't be paying interest. Christine explained that he would not be paying interest,



explaining again how she was addressing this. John asked about his unit percentage, which Christine explained.

Other questions/concerns:

John asked Mike C, if there was anyway to get a lock on the thermostat of the heater in the game room, noting that this had been brought up in a prior year. It was his understanding that as a Board we wanted to make sure it can't go higher than set 63 and right now we could set it to 80 degrees. Mike noted that when he was there this morning it was at 70. John noted that he had just spent 2 weeks here and that sometimes people would turn it down to 55 and sometimes it was 78. He wanted to know if there was a way to do a lock function as we are just burning through money, and it should not go above 68. Mike said he would contact his brother who is a master electrician and see if there was a way to manipulate it on the inside control panel or if there was a thermostat that we could install as an override and keep under a lockbox. John said if Mike can take some pictures from above that he would do some research on it. He also wondered if pressing it down and holding the button in place would set it so people at the very least would have to fumble around a bit to change it.

Owner Input/questions:

Also, John was asked by an owner to discuss as a house rule whether we would allow regular cameras or ring cameras on the property owners door that faces out into a common element like the hallway and directly or at another owners door. Ring cameras are popular, some that you can't tell are cameras and some that look like a camera on their door jam. He felt the Board should discuss before other owners see it and feel it is a good idea. If say 20 people like it and install cameras and then we decide as a hose rule to ban them and say, "Hey guys remove it." They will be upset after spending a couple of hundred bucks on cameras. He suggested it be discussed prior to the next meeting. Christine relayed that they had this issue at Pico Condo's. The 2

attorneys on that Board did the research. The cameras set up were able to see into the other units across from them when that other unit opens their door and that was a “no-no” so the Board made the rule that you could have cameras inside the unit but not out into the hallway. John explained that AirBnB as well as VRBO followed Vermont law which doesn’t say that. He further stated that Vt. Doesn’t even have a law on cameras. In most states you can’t have it in a room that’s deemed to be private like a bathroom. So, even if a camera goes into someone’s living room or kitchen that’s not definable under Vt. Law right now. He wondered where these lawyers were from. The owner that brought it to his attention was concerned as it goes directly across the hall into his unit vs. that most units do not have this same issue. John reiterated that this is something that the Board should address sooner than later before owners start to jump on the bandwagon and then we change the rule later, which would not be a good look for us.

An owner added that it was all about the lens, like a 35 mm is a wide lens like your iPhone, which is legal. If you took that iPhone and zoomed, that is illegal. He stated that there was no one across from him and that he didn’t feel our building was set up that way where you are going to actually look into someone’s apartment. But, it is about the focal lens of the camera. You can’t have a long angle lens taking photos.

Mike agreed that we need to look into it further as not all units have another unit directly across from them. We need to figure out what’s best for us.

Loon expressed her thoughts on the ongoing discussion of repairing the pool and tennis courts. She said that if the work could be done within our budget that she was all for it. However, the owners had voted down putting extra money into the loan, so if the Board was thinking of assessing for the repairs she was not “cool” with it.

Someone, (I am not sure who as she did not identify herself) asked “not cool with what?” Michael then explained that originally the loan was for a lot more money to do some things and that got voted down by ownership, so now we are trying to get creative and think about how we can overall improve the

community and the shared amenities for our building and for building one as well. Pavel had some good ideas and John shared as well earlier for the tennis courts and how to find a more cost effective way to maintain those. He expressed that right now we need to do our due diligence to try and get a little more creative. We know building #1 is strapped for cash. John talked about that and their \$2500 limit to what they can do without being approved. We are in a little bit of a different position in terms of money and what we have been able to do and what we have on hand so it comes down to finding cost effective ways to try and improve the building and make us overall more attractive as it sits there broken for lack of a better term. Its not a good look and it typically leads to more and bigger problems. He noted Loon's point and said we need to look into these things and see how we can properly maintain these things going forward in a cost effective manner.

Loon Bauer responded that she just wanted to make the point as we have just increased her dues by \$500 which she was OK with. She stated that she did not want to be special assessed for those 2 projects. She said she just wanted us to know how she felt and that was her opinion.

Once again someone was heard to say "she has no choice if everybody says yes" to which Michael responded "yup" duly noted.

Joe Baier asked about how the gas pipe was coming along. Michael explained that was an item that was part of the bigger loan. As we get further along with the loan that is part of it. Joe thought that Dead River said we had to do it or they were going to back out. Mike C, jumped in and explained that there were 2 different things being mixed up. He explained how our previous propane company had wanted us to replace the line immediately or they were not going to provide us propane any longer. He then looked around for other providers. He asked them if they had a problem with exterior lines that are on the building. He further explained that these were the cast iron steel pipes that ran outside along the ground by units 6 and 7. Dead River looked at it and they did not have an immediate problem, although they would like to have them replaced sooner than later, meaning this spring. They did not have a

problem providing propane for this heating season as long as we addressed it in the summer season.

John brought up conversation they had had about thermostats that don't control the pilots to call for heat and said he had a video he would send Mike that he thought would be super helpful. After I brought in 2 separate electricians that still could not figure it out. I had some time on my hands and when you get under the unit there's going to be 2 control wires that go to a  $\frac{3}{4}$  inch round knob that's kind of free and hidden. It turns from 12 o'clock to 12 o'clock and if you flip it left it will not control the unit. If you turn it completely right you now have complete power on the thermostat.

Michael asked for any other questions or comments.

Motion made to adjourn the meeting, seconded by John

Meeting adjourned 7:33pm.