

Minutes Owners Meeting Merrimack Meadows Condominium
April 27, 2016

Present were Stuart Simon, Virginia Lombard Hall, Donna Wing and Fran Torres for the Board of Trustees and Joe Silva from management.

Stuart called the meeting to order.

Introductions were made.

Stuart noted first order of business was to elect a fifth trustee to fill one vacancy. He opened up the meeting to nominations. He detailed the duties and meetings and responsibilities for the finances and for the buildings and grounds. Trustees meet monthly and attend two owners meetings. The Board tries to do a walk around have done half the site thus far this year and in total that takes four to six hours. There is a lot of email activity to do business for the association and it is an unpaid position. Jude Holmes at 42 came forward. She was nominated and elected by a majority vote.

Review of 2015 activity followed. Virginia noted the end of the vinyl siding project and stated that Lemelin Home Improvement did a great job. Lemelin is doing presently deck repairs. She noted that there was a minimal increase in budget for 2016. The Board will continue tree trimming and she said that the pump at well number one will be upgraded for 2016 by Ogden Pump and Icon Irrigation. There is no tree planting planned. Virginia was asked about power washing and she said that half of the buildings will be done this year. Stuart explained tree and shrub removal process and owners should email request for approval to management who will process the request.

Stuart reviewed financial statement as of the end march 2016 and detailed income and expenses per the income statement and noted that the roof replacement project is expected to start in 2017. He also reviewed the balance sheet and noted the various accounts. He noted that the board picked a 30-year architectural shingle for new roofs starting in 2017 and it will take two years and it will start at the front. It will cost \$1,100,000 and the board is considering a loan. He also said that presently the association has a \$472,830 three-year loan.

He then discussed 2016 projects. He said that now that vinyl siding is done the association is spending less on maintenance for rotted wood and painting. Front doors, back doors, utility boxes, and decks will all be painted this year. It will cost \$140,000 for repair of decks and painting. Lemelin is doing repairs and Total Deck is doing the painting of the decks and front porches. They will us two coats of Sherman Williams deck and dock product. Owners will be notified in the next few days and notices will be left at owners units to advise when Total Deck will be out. Power washing is starting in the back at 224 and the contractor will work his way to the front. This will take two to three months to do the whole project. The association will take responsibility for maintaining the deck painting on a schedule thereafter. Every deck will be done and all will look the same. Front doors and wood sliders will be painted white and

bulkheads and utility boxes will be light gray and deck color will be close to a brown red and no composite decking will be painted at front porches. Wrought iron railings will be painted white. The window painting will be done but not this year.

Spring reminder Virginia note that all should read rules and regulation, speed limits are 15 MFP road 5 MPH on loops, dog owners have to pick up after their dog and to try to walk dogs away from other units and owners should report violations with a confidential contact. Trash barrels can be put out at 530 the day before pick up and owners should bring them in day after trash pick up. No charcoal grills are allowed and gas grills must be five feet from wall. He also described the line of credit and when roofs will be done that will be rolled into a larger loan to include that cost.

There was no additional business and the meeting adjourned.

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