

To: Owners, Merrimack Meadows Condominium  
From: Silva Associates  
Date: May 6, 2019

Please find the minutes from the recent Owners Meeting.

We have also included a copy of the current rules of the condominium for your records.

If you have any questions, please call.

Sincerely,

Joe Silva, Property Manager

\*\*\*\*\*

Minutes Owners Meeting Merrimack Meadows Condominium  
April 29, 2019

Present for the Board were Stuart Simon, Kristina Tiedke and Donna Wing and Joe Silva from management.

Stuart opened the meeting and called the meeting to order.

Introductions were made and Stuart reviewed the agenda.

Kristina the noted that power washing of units 1-114 will be done this year. Bulkheads will be replaced as needed and owners can contact management on that and front steps. Decks can be expanded but have to be approved by the Board and the decks modification must be compatible and done by s licensed and insured contractor. The Board has planned on looking at all decks for wood rot replacement and touch ups. She noted that Gagne Landscaping was selected as the new snow plow contractor for 2018-2019 and they did a good job and were also hired as the landscaper for the new season. Owners noted that many stakes were buried or hit in many places at the start of winter and that some areas were not cleared quickly. Kristina said that the company and crews did respond to complaints as reported and improved quickly. They came back after the storm and cleaned up and performed satisfactorily and Gagne is off to a good start for spring cleanup of the grounds. It was noted that there is still trash at perimeters of property and that is part of the cleanup.

Stuart then followed with saying that all the siding and roofing is done. The Board has been looking at the roads. The front third is beyond useful life and the Board has started to look at a repaving process and getting prices and looking at payment options with the costs being \$800,000 to \$1,000,000.

He said that there are not many years left. Plans include installing a low profile Cape Cod berm to minimize snow plow impact and different style speed bumps and the roadway, walks, parking areas all would be included. Funding could be done by \$3000 or \$4,000 special assessment but the Board is exploring all funding options including a possible assessment as he noted.

He stated that the Board took a loan for vinyl and paid off vinyl and got the roofs done with a loan that will take four years for the payoff. He said that the association has \$100,000 in reserves and likely should have \$500,000 in reserves. He also said that there is a need to keep pace for inflation and fund reserves so fees will increase even if an assessment is used to fund the project. It was also noted that the stone sign at the entrance would not remain there and the Board planned to move it as it has proven to be a traffic hazard and hit many times, and twice last winter. Stuart stated that the Board is soliciting estimates for repaving the asphalt surfaces in the community in one project to avoid seams in the paving. He stated that the Board will be working on this over the course of the next few months and concluded the discussion.

Donna then noted spring reminders and she reviewed pet guidelines, landscaping guidelines in regard to plantings and that owners must keep decks according to rules and use lattice if storing items under decks. Trash barrels have to be at the rear of units for the season and not at the front or sides. Owners must ask for approval from the Board to put any structure on the deck. Owners should call the town to obtain approved trash barrels. Vehicle stickers are needed for resident parking.

Stuart then noted the rules and said that there are a lot of owners do not follow rules. The Board will be stricter in the future and he noted that during the winter there were owners who hampered the snow plowing and that we cannot have unit owners parking on the road during a storm. Some owners seem to refuse to move vehicles. He said that the Board will look at even towing. There are also trash barrels not being brought in and pets have killed a lot of lawns and some owners have been charged for repairs. If someone is breaking rules the Board will deal with it and fine as needed. It was suggested that the snow plow contractor should beep and when snow stops and main road plowed then owners move cars and park on loop or road so parking spaces can be done. It was also noted that there can be no display of sports flags or signs and the Board will take action for such displays that are not considered approvable. Seasonal items for the holidays are permitted. Also, an owner mentioned dryer vent cleaning and Stuart said that management can look into that.

He then noted the next agenda items being an election to fill the remaining 2.5 year term of prior Board member, Kerri Gentz. He asked for any nominations. Jeff Dufour came forward and was nominated and elected without opposition. Stuart thanked him for volunteering.

There was no additional business and the meeting then adjourned.

## **Merrimack Meadows Condominium**

C/O

### **SILVA ASSOCIATES**

Real Estate and Property Management, Inc.

**1215 Main Street, Unit 121**

**Tewksbury, MA 01876**

**978-858-3500 978-858-0145 fax**

**jsilva@silva-associates.com**