

# **Minutes Merrimack Meadows Condominium**

## **Owners Meeting - January 24, 2022**

Trustees present were Stuart Simon, Kristina Tiedke, Donna Wing and Jeff Dufour and Joe Silva from management.

Stuart called the meeting to order:

Introductions were made.

He detailed communication process and noted that generally owners should contact management for help on maintenance and administrative items. He said that the Board communicates frequently with management on various issues. The manager keeps the Board advised of owner contact and follow up and he noted that the Board meets usually on the second Monday of each month and owners wanting to attend for owners' time segment of meetings can contact management for zoom link.

Stuart then introduced Ken Brown from Mass Save who discussed energy savings. He reviewed offerings that owners can take advantage of and he planned to visit a sampling of homes. Included with the minutes is an overview of what Ken can provide to the owners.

Stuart discussed completed projects and noted:

Power Washing of ½ the complex is done each year; bulk heads replaced as needed; decks need continuing and ongoing maintenance and are done yearly as needed; completed re-paving of the road and parking areas; recently repaired serious water line break near 206-224 loop; had to replace clubhouse water meter which burst and presently repairing damage that made; clubhouse opening to be determined the Board hopes later this year; he acknowledged complaints on speed bumps and Board can revisit installation and he then concluded his remarks.

Jeff Dufour then discussed the 2022 budget and 2021 year performance in detail. He noted that the roof loan term for payments is up in 2023 which will free some funds for other projects. He was asked what the difference is between landscape and trees and ground maintenance and he noted the former usually for expenses for additional heavy tree work. When asked about the projected extra money for other projects he stated that the Board will look at that later this year or early 2023 to make that determination.

The application of ice-melt by the Kevin Burns, the snow plowing contractor was discussed. They will do roads and sidewalks but generally not stairs. Some complaints were noted that said that the applications were too heavy. It was suggested to ask Burns to beep horns to move cars at parking spaces.

Kristina Tiedke said that the Board will be looking at possible projects for 2022 including irrigation improvements, power washing and future deck replacement needs and funding. Stuart also noted that the Board has a reserve study conducted for all common components which is also related to capital replacement items and funding for the future.

**Donna Wing then reviewed winter reminder items and noted that during the winter owners can store trash barrels at front of the units. Owners are responsible to ice melt steps. Also it is very important for owners to register motor vehicles and get parking permit stickers so that association records are updated.**

**Stuart discussed the Board of Trustees election. There are five members and they meet once a month now on zoom, before in person. The Board review monthly business, also email, owner requests and interactions, finances and maintenance sometimes emergency items. Stuart noted that there are 2 open seats, now held by Donna and Kristina, who are interested in continuing to serve. He asked for nominations and Kristina nominated Donna, said she would run. Donna nominated Kristina, said she would run. There were no others who came forward and nominations were closed and both carried the election for the new 3 year term.**

**From incoming notes from owners Stuart said that the following will be added to the next Board meeting agenda: Look at practicality and possibility of EV charging stations and upgrading electric and solar assisted power.**

**The December 2021 Financial Review is included with the minutes as requested.**

**There was no additional business and the meeting adjourned**

**This is the shareable link to the zoom recording of the Merrimack Meadows meeting. Meeting Recording:**

<https://us02web.zoom.us/rec/share/Ky1XWvkeBrxcNjbK9PoPKRALLYxj44d53t6UaDP6jnDISHKBbtbKU9RS9uWrqaEb.-YoqtVHd6hOZpxkY>

**The Board of Trustees and Property Management  
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**