

Minutes Owners Meeting Merrimack Meadow Condominium

April 24, 2017

Present were Stuart Simon, Donna Wing, Jude Holmes, Virginia Lombard Hall and Fran Torres for Board of Trustees and Joe Silva and Rob Stephens were also present from management.

Stuart opened the meeting and called it to order.

Introductions were made for Board and management.

Stuart welcomed all and reviewed the agenda.

He noted terms for Board members

Virginia	10/17
Donna	10/18
Jude	10/18
Fran	10/19
Stuart	10/19

2017 Projects were discussed and reviewed.

Donna said that Power Washing of half of the complex will be done in 2017 by Kings of Pressure later in the year. This will start in August 2017.

Painting was discussed and Virginia said that Certa Pro was selected by the Board to paint front and back doors and that other exterior building wood will be painted as well as utility boxes/electrical panels and bulkheads. Start after the power washing but final start is to be determined. Owners will be notified of the schedule visits. They will apply two coats to the doors. Stuart will ask about painting door at 153. Stuart noted some bulkheads are being replaced. Oil based paint being applied on metal bulkheads and boxes.

Stuart noted decks were painted last year and there is some peeling and dealing with a units on a case by case and have had reports. The condition of the decks was very bad and had been minimally maintained. He noted contractor last year brought it to a certain level versus the cost. The board found that it was a matter of money and budget. Board did the best they could and are in better. He said that if owners have any questions and need some assistance owners should contact management. The Board will deal with the decks for sure. 71 has step

needing paint. She asked about getting grass behind 71. The painting will cost under \$50,000. Joe will include in the minutes the product used for the decks. Owners should use that only or fines will be assessed for using the wrong product. The product to use is Sherman Williams XXXXX. The time frame for roofs and the board is working on five month roof project. The company picked for roofs will do all the roofs entire complex including garages. The start may be pushed back. Kelly Property Services will strip roofs fix any damage and will do 9 foot of ice and water shield. They are giving a Four Star Certaineed extended warranty for 25 years cost of labor and material. He also described the roofing project bid process and selection process and the cost is about \$1,100,000 and it will be done without a special assessment but with a line of credit which turns into a fixed rate 10 year loan. They will start at the front of the complex. Stuart noted roofs first then power washing and then painting taking maybe no more than two months. It should take about a week per building. He said that an information sheet about the project will be sent to the owner when the minutes are sent. He also noted that the roofer will try to provide some solutions to ice damming for units that may be prone to ice damming 102 and 68 noted problems. 52 said that chimney has to be replace. Check his email. Flashing will also be replaced as needed. Gutters are not part. 196 still needs spring cleanup. The spring clean up needs attention. The roofing contract gave a detailed schedule but the notice to be mailed to owners will be a general notice. The contractor will notify owner via email but also handouts. They may work on Saturdays if weather delays.

Fran noted the association will be working on bulkhead replacements for 2017 as they do every year and road paving was done. Stuart said the vinyl loan is paid in two years and after that and roof then paving will be looked at. Then after that they may be able to address landscape issues.

Stuart said that the Board has plans to replace the roofs on all the buildings this year and selected a company, Kelly Home Services for the Job.

Fran Discussed Future Projects and those include bulkhead replacement and road paving.

Spring Reminders were reviewed by Jude. Trash Barrels have to be now stored in garages or back of buildings. Owners must get Parking Stickers with two stickers per unit issued. Items permissible on and under decks were reviewed per the rules. Stuart noted that some percentage abuse the use of the decks. Lattice is needed for under deck storage. She noted Commercial Vehicles must have prior permission from management and that has been in the rules and regulations and it is now being abused and the board will be enforcing that more. Drivers of the commercial vehicle must ask permission.

Questions were then taken from the owners present. It was noted that the plow company did not perform well. Stuart noted that the prior company pulled out of his contract that had one more years and the association had got some proposals and went with Killion. Over the course of time Killion did not get better and his customer service and mobilization were not overall satisfactory and the Board will be on look out for new contractor next year. He noted that the Total Deck contractor who did the deck painting not overall satisfactory. Lemelin did a very good job on vinyl, and has changed to Mueskes for a better landscaping value and Icon irrigation. It was noted that curbing has to be done. Water Valve replacement will be done this year and that will be planned after roof project is set. New ball valves will be installed to do that. Joe will check damage at 225 house at front. Dick noted still filling dirt and installing seed. He asked if there would be community yard sale. Stuart said that it will the weekend after Fathers Day June . Pam said that needs some dir and gutter extension. Joe will look at 52 for grass on vinyl siding. 153 has issues to be addressed. Catch basin cleaning. Terry 140 had mentioned trash and issues Stuart did not have good answer. 153 can use wrap but only seasonal. Any kind of landscaping around unit owners have to put in request to the board via management. The roofers will tarp over unts and buildings and decks. Joe will check gutters 139. She wants copy of rules and regulations. He noted that the board would like to have 10% less for rentals. Dick asked about tree behind unit. Joe noted a lot of tree work has been done due to winter damage. It was noted need to reseed and sinkhole area 137 garage unit.

Stuart then moved to adjourn the meeting.

Patgty said that onl chimney check the rear stack Check gutter systems at 139 and 140 gutter on side of 141 needs to be check for bird nesting in the gutter.