

Minutes Owners Meeting Merrimack Meadows Condominium
April 30, 2018

Trustees present were Stuart Simon, Kristina Tiedke, Fran Torres, and Donna Wing. Joe Silva was present for management.

Stuart opened the meeting. The Board introduced themselves as did management.

He appreciated those attending

He noted that Jude Holmes, member of the Board, is moving out and resigning. He said that she is leaving and her position was to be up in October 2018 and the Board wanted to do the election now so that the seat could be filled. He stated that the election would be held that night.

He reviewed the agenda items and described the duties of the Board of Trustees which meets on the second Monday of the month. He said that Board members have to deal with many things including the building and grounds and also rules and regulation enforcement and administrative issues and a lot of the interaction is done via email. He said that owner Kerri Gentz came forward to volunteer for the position and there being no others standing for the seat, Kerri Gentz, by acclamation, was elected as a member of the Board. He congratulated her and welcomed her to the Board.

Fran then reviewed the 2018 projects and said that power washing for 111-224 will be done by Kings of Pressure starting May 7, 2018. Bulkheads and front steps will be replaced as needed and she said that the Board hired a new landscaper, Burns, who also did the snow plowing over the past winter. Despite, some complaints, she stated that overall, and in consideration of learning curve, Burns did a satisfactory job. She also said that the Board negotiated a loan that enabled the association to begin the replacement of roofs which will be completed in the next few months. She noted that plantings were just installed at the clubhouse. She said the major project for 2018 is the roof. She noted the status of the roofs and stated that Buildings in-progress: Building 17 60%, 13 Buildings 100% complete, 5 Garages, the clubhouse and house at unit 225 are 100% complete. She stated that the association has a \$1.1 million line of credit which will convert to a fixed rate loan.

Kristina discussed and reviewed future projects which will primarily focus on replacement of road. The Board may look into alternatives, such as speed bumps, as some residents drive too fast. There are new designs and that may be considered although they are very expensive. But it may be incorporated into the paving when the time comes. They will look at alternatives. Have to pay off vinyl and roofs. He said with new roofs and vinyl maintenance costs should lessen markedly. Deck replacement will also be considered in the future. She noted in request about the town being responsible for the road but as the condominium is a private property, the association owns the road.

Donna then reviewed spring reminders, including an overview of pet guidelines, trash barrels, vehicle stickers, items permissible on / under decks and commercial vehicles and noted all are fully covered in the rules and regulations. Donna noted the need to control speeding and maybe to consider getting new signs like the state signs. It was suggested to maybe remove the Merrimack Meadows stone sign at entrance as some larger vehicles cannot make the turn into the roadway and sometimes hit the sign or goes over the curb. That could be a future consideration when the road is redone. She said owners have to work with rules and dog owners have to bag and dispose of waste from dogs. It was mentioned that owners could conduct a site pickup. Stuart said that with the end of the winter, Joe will have maintenance do weekly trash pickup. Donna also said that owners have to make sure barrels are secured so trash and recycles do not blow out. Also, all barrels now should be stored in the back of units and none can be in front of the units. Owners who have damaged barrels or need an additional barrel should call town of Tewksbury for such things. Cars are supposed to be registered with management. Owners are allowed two stickers and if they have a garage they can park third auto with no

parking sticker if they park it right outside of garage. It was mentioned that sometimes parking space at the clubhouse seems very limited. Commercial vehicles are not allowed under the rules. Some personal items are permissible under deck but must have professional installed lattice work. Barrels should not stray into the rear of a neighbors unit. Seasonal items like sandboxes have to be covered. No open flames are permitted anywhere and no fire pits or fireplaces. She said that there are several things to be responsible for as homeowners so owners should make sure they are aware of the rules and regulations.

Carol asked about the water and power outages affecting sump pump and if a Genevac generator system could be approvable. Stuart said that the Board could approve that but owners have to make an appropriate request. Carol Bedford said that she would organize an effort to find out who is interested. Stuart said that the Board cannot get involved in finding contractor but can ask owners who is interested and can give them Carol Bedford's contact information. It is a Board decision but this Board likely would endorse this. It was noted that a lot of tree work was needed and at 175 some things still needed to be addressed in the woods but that can or will not be done. The contractor will come back to grind stumps. Burns just started spring cleanup as everything was delayed. It was noted that in some areas there is no grass behind units. Stuart said that there is no fix for some areas as there is no irrigation and no sun and money is not available at this time. Until point of renovating landscaping it will take a lot of money and time. Dick Distefano said that tree contractors were messy and he would call OSHA if they do not observe safety rules. Diane Graham asked why it has taken so long to get Board approval for exterior venting for heating system work and Joe noted that it took some time and Stuart said that the Board finally approved. Donna Mahan noted that a gutter at her unit and neighbor's home needs attention. An owner asked a question about group dryer vent cleaning and management will look into that. Two street lights were noted to be out and Joe said that a new line has to be run and trench work and installation of line will soon be done. Carol Bedford asked about high water bills and owners should contact the town as readings could be due to problems with transmitter.

Stuart said that if paint is flaking on decks owners should email management to touch up decks. Owners can get paint from management. Donna Mahan asked if work on her deck can be finished.

There was no additional business and the then meeting adjourned.