

Minutes Owners Meeting Merrimack Meadows Condominium
May 2, 2023

Present for the Board were members Stuart Simon, Laura Auriti and Marie Gedeon and Joe Silva and Cheryl Gosselin from management.

Stuart opened the meeting noting that he will be leaving the Board. He said that there will be an election and vote at this meeting and that Lynda Paris has come forward with an interest in running for a Board position.

Stuart thanked all for attending and the Board members and management introduced themselves.

The meeting started with letting the owners know that they should contact management via phone or email with any concerns, maintenance issues or account issues. Stuart reviewed the projects for the upcoming season.

Power washing is done every year – ½ of the complex each year. This year the units being washed are 1-114 and the power washing has started.

Bulkheads will be repaired or replaced as needed. Any issues with your bulkhead should be reported to management.

Decks have been an ongoing maintenance item. Wood is being repaired or replaced as needed. Touch-ups of paint and wood are being done this season. Stuart stated that the HOA is not in a financial position yet to replace the decks without an assessment. We are also aware the paint flakes off and that is due to the original treatment. The Board hopes to do deck replacements in the next 1-2 years by possibly taking out another loan. The roof loan is now paid off and the HOA has only one current loan.

Talk ensued about expansion of the decks. Guidelines for this will be disseminated. In the past the Association paid for 8x8 decks. Beyond that the cost is on the unit owner for larger decks. No deck estimates have been obtained at this time. The Board will look into bids on composite decking if that is financially feasible. Owners should also contact management with deck issues as to not be omitted when the walk around assessments of the decks are done.

One owner noted that the composite material seems to hold heat. Tracy Michaels asked about front step/porch issues. She was told to report it to Management and the Association will address repairs.

Another owner asked if they have already paid for a bigger deck will they have to pay for a bigger one again. The answer is yes, that is only fair to all owners. Another owner asked about dead shrubs. She was told to contact management. The association is not globally removing shrubs but accommodating as best as possible by removing completely dead shrubbery.

Crack fill/paving maintenance will be done this season. Due to the high water table of the land maintenance has to be done periodically. Also it was noted that an owner reported to management a frost heave. That created a crack in the new pavement and that will be addressed in the upcoming work.

Unit 81 noted that irrigation heads have not been working since the paving was done, management will have this looked at.

Dryer vents were cleaned this year at no cost to the owners by Dryer Vent Wizard. This is something that the Board would like to do every couple of years and include in budgets as applicable.

Laura Auriti gave an overview of the budget and reiterated the minor repairs this year on the decks and possible replacement for everyone within 1-2 years. She noted that owners can reach out to management for the deck paint codes in order to paint the entire decks on their own.

Stuart went over the spring reminders –

Barrels must be stored under or beside decks or on the side of the bulkheads. No longer can they be left in front of the units. Make sure are using a Town issued barrel and it has a cover. Barrels should not be put out before 6pm on the night before pickup. They should also be put away the same day.

Pet guidelines – pick up waste! Dogs must be kept on leashes.

Owners must seek approval to put up any type of exterior lighting. On the building or landscaping lights. Owners need to contact management for approval.

Exterior cameras mounted on the buildings are not allowed at all this does not include ring/amazon type doorbell cameras. Interior cameras looking out are allowed

He noted that vehicles are the most common issue. Everyone gets 2 parking stickers. Residents must register their vehicles with management and receive stickers. 3rd stickers are only approved for those who have garages. There is a limit of two spaces per unit at each building. There is no assigned parking but neighbors in general have been cooperative.

- Q&A - On owner brought up speeding and putting in speed bumps. He especially noted that this is a problem in the morning bus stop times. Stuart noted that communications have been put out and speed limit signs are there as a deterrent however, there is not much that can be done that would be cost effective to stop the speeding from happening at all. Additionally we have no say on where the buses stop to pick up kids. Parents have been asked to not block the roads and cause a bottleneck in the morning and afternoon while waiting for the buses.
- Can vinyl be installed on porch trim? – Stuart said the Board would discuss the porches when the decks are done. Anyone with porch issues now should report them to management.
- The owner of 19 noted there is residue on her windows from the power washing – management will reach out to the power wash company.
- Can tall grass be planted around the electrical boxes? Please send to management and the Board will discuss. The Board is not ready to tackle wide spread landscaping yet.

Stuart stated that he is moving over the summer. His current term ends October 2025. A vote is being conducted to fill in the remainder of his term. He noted that the Board meets once a month for about an hour and there are two owner meetings a year. Typically management walks the complex with some Board members 1-2 time per year. Board members review and help with obtaining bids for work to be done. A lot of correspondence happens via email. Stuart asked for nominations from the floor and noted that Lynda Paris came forward already and Lynda was introduced and gave the owners an overview of herself. No one else came forward and a voted was taken by raised hands. Lynda was nominated and elected by a show of hands and congratulated.

Final overview – speed is still a problem and speed limit signs are only a deterrent. Only two parking stickers per household are allowed and call management to obtain them. No seasonal stickers are allowed.

Tick spraying is going to be done soon. Mosquito spraying is done by the Town/State.

There was no additional business and the meeting adjourned.