

To: Unit Owners, Merrimack Meadows Condominium
From: Silva Associates
Date: November 4, 2016

Please find the minutes from the recent Owners Meeting for your review. We also included the 2017 Budget which calls for a 6% increase. A breakdown of the increased fees is also included. Please let us know if there are any questions.

Sincerely,

Joe Silva

Minutes Owners Meeting Merrimack Meadows Condominium
October 24, 2016

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

Stuart called the meeting to order and thanked all for attending.

Introductions were made.

Stuart noted the order of business and reviewed agenda.

Donna Wing then noted 2016 projects and she said that Well 1 had to be rebuilt early in the year and that was done. She also stated that Total Deck care did power washing on units from 111 to 224. The deck painting project had all decks power washed and then painted and she said they look great and several owners agreed. Stuart noted costs for rehab of Well 1 totaled \$16,000 and Board got opinion on condition of well and it needed work and Ogden Well cleaned the well components and also upgraded electrical components. He noted that the Board was not totally happy with Total Deck performance. He said that vinyl siding power washing will be put on a cycle of being done on ½ of the complex every year. The Board will find a different power washer. Joe was asked to check on rust areas on edge of grass and will speak with well contractor.

Stuart then reviewed the budget for 2017 and compared it to the 2016 year-to-date position. He noted projected 2017 expenses and that the budget was based on a 6 percent increase for next year. He noted master ball valve replacement is a new expense category and also that Al Donovan, who has been the snow contractor for many years, has decided not to continue plowing and the Board just hired Jim Killion who has experience and who will assume the Donovan contract.

Fran the reviewed bulkhead replacements and said that the Board has been doing this over the course of the past few years and this will continue.

Jude then reviewed winter reminders in including plowing procedures, storing trash barrels, no salting front steps, calling in ice dams and making sure vehicles have parking stickers. She noted deck requirements for the winter and all summer seasonal items including the wrapping in spindles, planters, vines be removed from decks. Grills and patio furniture can remain but all other items must be stored properly after October 31, 2016. After that notice of violation will be sent giving until November 15, 2016 as final date and after that fines will start.

An election for open Trustees positions then followed. Virginia asked if anyone was interested in running as a member of the Board. She said that Fran Torres and Stuart Simon would run again. They were both nominated and the nominations seconded and they were elected unanimously for three year terms.

Stuart noted clubhouse was scheduled for upgrade but due to other costs, current funds and use considerations that has not been done. Also, it was noted that parents waiting for their children's school bus park on the roadway. The Board was asked to advise parents to park at the first garage, not close to the front entrance to avoid a crowded road. Stuart said that this will be on the agenda for the next Board meeting.

There was no additional business and the meeting adjourned.

**Merrimack Meadows
Condominium**

c/o

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