

WOODVIEW CONDOMINIUM ASSOCIATION

May 16, 2017

Roll Call: All Board Members Present: Nancy, Chris, Liz, Joan and Peter

Sequel Managing Agents: Peter Dolloff & Jan Hammond (Steve Vallier was out of State)

Meeting Started at 6:10pm

New Business:

- Review last meeting minutes of February 21, 2017. Board approved. All in favor.

ACTIVITIES OF THE MANAGING AGENT:

Landscaping: Cleanup has commenced by Alliance. The dark premium blend mulch was chosen and should be completed by meeting time. Board commented on the great job that Alliance has done through snow removal and landscape clean up.

- Unit 56 – Replacement of shrubs needed. Dead shrubs were removed a year ago. Unit owner requested approval to replace with wild flowers. Board denied request for wild flowers as they felt the replacement of shrubs would keep the continuity in the landscape design.
- Unit 41 – Steve to speak to Chris regarding trees / rocks in back yard.

Master Policy Insurance Change: Chris McPhail, with Brown & Brown Insurance Agency quoted the master policy with GNY Insurance. The board vote was handled online. All were in favor of switching from Foster Insurance Agency. The coverage for the association is the same however the savings for the association is \$4,500. The new deductible will be \$2500.00. The old policy had a deductible of \$1,000.00. The increase in the deductible lowers the premium cost for the association. This policy is lower than most master policies. Homeowners may want to increase their HO6 policy to reflect the change in deductible. A notice will be mailed to all unit owners informing them of the change.

Driveways: Unit 60 driveway in need of replacement due to sinking etc. Steve contacted board and was decided Steve to pick 2 or 3 of the worst to replace provided the numbers were similar with Cooper. Online vote in favor to completed driveways for 60 & 62.

- The board confirmed the work was completed for the two driveways.
- Board was all in favor to move forward in repairing the next two driveways in need of repair.

Maintenance:

- Turned off heat to utility rooms in April.
- Minor damage completed for water damage from pipe breaks in 33 and 65
- Lights: There have been a number of pole lights that have gone out. Steve dispatched Johnsons Electric to address. 3 were corrected. Light in front of 82 has break in line which we hope to have working by meeting time. Cooper is correcting at no charge to association from him as he may have crushed the conduit during driveway replacement.
- Fire hydrant by rock pile is knocked over. Waterford will be responsible for repair.

Additional Parking: Bob Allen informs me that upon looking ahead he believes there are a few places he will be able to add additional parking within the community. He would be ramping up construction as well.

Financials:

February statements were emailed to board members for review.

March financials were handed out to board at meeting.

February statement reflects:

- \$66,812 reserves
- \$19,863 checking

March statement included a breakdown of the Payables to Sequel. A total of \$671.52 was paid to sequel for material / labor to replace privacy fence on rear deck, installation of siding replacement blown off by high winds and wall & ceiling repairs from pipe burst.

Delinquencies: One unit (#37) is in arrear in the amount of \$1,500.00 which includes late fees of \$195.00. We have reached out to the owner in hopes to work out a payment plan. No call backs since last email on April 11th. Last payment was January 9, 2017. Steve did inform the unit owner that legal action could be taken if payment arrangements have not been made by April 12, 2017. No payment plan in place currently. Steve will most likely send to legal to place a lien on the unit. Any legal fees will be added to unit owners account balance.

- Payment plan is now in place with the unit owner in #37. Agreement to pay \$200/every other week beginning May 19th until caught up in now in place. No legal action is required at this time.

Annual Meeting – Scheduled for June 20, 2017 @ 7pm in Clubhouse

- Annual meeting proxy's sent out.
- Liz's seat is up this year. Liz has agreed to run as incumbent.
- Annual Meeting notices will be mailed to all unit owners on May 24th.

Open Session & Action Items:

- Notice to send out to all residents regarding the use of any gas operated fire pit. No fire pit may be used on front porches with roofline obstruction. Heat may melt the siding on porch and/or ceilings.
- Trash barrel reminders. Store barrels in garage after pickup. Unit owners can contact Republic if a larger barrel is needed. Do not leave overflow of trash bags by barrels. Bears have been sited. Recycling dumpster pickups have been increased to twice a week.
- Board was all in favor of prohibiting the use of "wood burning" fire pits.
- Siding repair is needed at Unit #43
- Faucet / spigot repair is needed at Unit #76 – front side of house
- Manhole covers in front of 60 & 62 need aprons

Meeting adjourned at 7:10pm

Respectfully Submitted by Peter Dolloff & Jan Hammond

THANK YOU FOR THE FUN & PRODUCTIVE MEETING!!!

A special thanks to all board members providing snacks and beverages!