

December 5, 2017

CALL TO ORDER: 7:15pm

Peter started the meeting introducing himself along with the current board members seated at the head table. All Board members were present: Peter Chaloner, Kathy Eckles-Not present and Don Lochmandy. A total of (15) units were represented either in person or by proxy. A quorum was met.

RECITATION OF PROOF OF NOTICE OF MEETING:

Read aloud by Peter Dolloff

*In accordance with the by-laws of the Crestview Condominium Association, notice was hereby given that the annual meeting of Crestview Condominium Association will be held tonight, **Tuesday, December 5, 2017, 7:00pm** at the Crown Plaza Hotel, Nashua, New Hampshire.*

ALL PRESENT AGREED NOT TO HAVE THE CLERK READ ALOUD LAST YEAR'S MEETING MINUTES. ALL MINUTES ARE POSTED ON-LINE ALONG WITH ALL CONDOMINIUM DOCUMENTS.

STATE OF THE ASSOCIATION:

- New street sign for association completed
- Replaced awnings on both buildings
- Bldg A – Replacement of large arch window underway (\$50K)
- Removal of Trees by pool area
- Replaced draining system in front of building A
- New railing installed
- Repaired railings by building A
- Upgraded lights to LED in both garage

Future projects:

- Elevator in building B – all new components are needed
- Hallway – Led lighting

Financial Report/Budget Overview:

- 2017-2018 Operating budget review
- Financial Statements ending 9/30/17
 - Balance Sheet
 - Profit & Loss – YTD Actual vs. YTD Budget reviewed.
 - No receivables issues.

Adoption of IRS Ruling 70-604 – The unit owners were informed of the 70-604 Ruling. The board members and unit owners were in favor of applying any excess assessments to the following year's assessment.

ELECTION:

One seat is up for election this year. Kathy Eckles is the incumbent. Ivan Bobich volunteered to be added to the ballot.

A brief recess to collect completed ballots

Election Results:

Congratulations to Ivan as a new board member. We thank Kathy for her service to the association.

OPEN SESSION: (Q & A)

Peter opened the floor to answer any questions. Topics discussed included:

- Unit 12 – balcony light not working.
- Change timer for the parking lights to turn on at 5am
- Adjust – garage lights to turn on at 4pm – off at 8am.
- \$20.00 fee for replacement garage door remotes
- Maintenance – graphite common area key locks
- Building A garage door does not close tight – gap
- Unit #11 – Unit owner had leak from unit above. Ceiling needs to be painted once problem is fixed.
- Provide listing of vendors to residents – Joyce Heating, Gas Connection, Bill Gagnon, Wells & Son Plumbing
- Add mirror by building B / blind spot
- Unit #22 – Send notice to remove boxes in front of storage unit door
- Request for sequel to provide more notice to residents when on-site work is scheduled.

Peter thanked everyone for coming.

ADJOURNMENT TIME: 8:10pm

Respectfully Submitted,

Peter Dolloff / Jan Hammond
Sequel Development & Management, Inc.