

# Woodview – Annual Meeting Minutes | 2017

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**June 20, 2017**

**Called to order @ 7:05pm**

**Roll Call:**

Current Board members present: Nancy Walsh, Chris Ong, Liz Donnelly-Masci, Joan Green and Peter Schwartz. A total of 13 units were represented in total by person or proxy. A Quorum was not met. All were in favor of continuing the meeting.

**Recitation of Proof of Notice of Meeting** was read aloud by Peter Dolloff as follows:

“In accordance with the By-laws of the Woodview Townhomes Condominium Association, Article 2 Section 6, notice is hereby given that the annual meeting of the Woodview Townhomes Condominium Association will be held on **Tuesday, June 20, 2017 at 7:00pm, held onsite at the Woodland Pond Clubhouse.**”

Peter asked to waive the reading of last year’s meeting minutes as everyone has received a paper copy and the 2016 Annual Meeting Minutes have been posted on the [SequelDevelopmentNH.com](http://SequelDevelopmentNH.com) website. Gene Powers motioned to waive the reading. All were in favor.

**State of the Association:**

- Alliance has done a good job through snow removal and landscape clean up. Overall the board has been happy with Alliance.
- **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:** Repairs completed for this year. On-going project.
- **Bob Allen from Advanced Design Construction (ADC):** Construction continues. Road work will be on-going issue as construction moves forward.
- **New Appfolio Software implemented.** New software allows owners to pay condo fees on line and submit service requests directly to Sequel.

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## Financial Overview: Statements ending April 30, 2017

- ✓ Balance Sheet reviewed
- ✓ Income Statement – Operating reviewed YTD Actuals vs. YTD Budget.

Overall the budget is in good standing.

Balance sheet and P&L statements as of April 30, 2017 were reviewed. Total current assets at \$94,857.25

Total liabilities are at \$12,320.64.

No receivables issues.

**Election:** One (1) seat is up for election:

- ✓ Liz Donnelly-Masci - incumbent

*In the absence of a contest, motion to accept. – Linda motioned to accept, Gene seconded, all in favor.*

**Election Results: *Congratulations to Liz!***

## Open Session:

- Road patches are appreciated. Overall the developer is responsible for repaving the roads.
- Landscape improvements pending – 3 quotes are being considered by the board.

No other questions were asked.

**Meeting Adjourned @ 7:40pm**

Respectfully submitted,

*Jan Hammond*  
*Sequel Development & Management, Inc.*