

McCormick Condominium Association
Minutes of 2019 Annual Meeting of Unit Owners
December 14, 2019-2:00pm

Meeting called order 2:10 pm by President Sally Waisbrot
Minutes of the 2018 Annual meeting were accepted.
President Waisbrot provided a summary of 2019 projects/
accomplishments

- Repaired frozen pipes in laundry room and resulting damage in 17 Clark. 19 Clark and 61 stack
- Corrected roof design that caused rain to overshoot gutters
- Installed new gate at 53 South St
- Cleaned and organized all common area storage spaces
- Reseeded front lawn and planted bulbs
- Repaired parking lot drain
- Provided free laundry room washers
- Permanently turned off elevator lobby baseboard heaters, resulting in a significant reduction in electrical costs
- Removed graffiti from Clark Avenue stairs
- Completed maintenance events: a) laundry room dryer vent/duct cleaning, b) sealing Clark Ave. concrete stairs, c) front hall carpet cleaning, d) parking lot cleaning and trimming of growth on fence, e) Christmas tree pickup, f) inspections of elevator, fire alarms, boilers, fire escape.

Review of proposed 2020 budget by Walt Colby, Treasurer

- Walt noted that the condo fees had remained steady since 2008, but at last year's association meeting a 5% increase in fees was recommended and approved. The purpose of the proposed increase was to build reserve funds to a desired amount of \$100,000. However, significant expenditures in unforeseen events (e.g., frozen pipes in the laundry room) prevented the desired building of reserve funds.
- Walt indicated that the general form of the proposed 2020 budget was very similar to the 2019 budget. But again he

emphasized the desirability of increasing reserve funds. In accordance with this goal the Board is making a request for a 5% increase in 2020 condo fees.

- The motion to increase funds by 5% was discussed and approved by voting members at the meeting by voice ballot with no dissenting votes
- Several questions were raised during the budget discussion. One was how to determine what was a desirable amount to have in reserve funds. Members of the Board were charged with conducting appropriate research to provide an answer to the question
- Another question was whether the reserve funds were generating income. Walt indicated the funds were deposited in an interest bearing account.

Proposal for solar installation on roof by Adam Trott, Karen Spindel, Maureen Carney and Karen Ribiero of PV Squared solar company in Greenfield

- Adam indicated the proposal to be described was the culmination of several years of work by several unit owners in the building
- Karen Ribiero then presented a detailed description of the physical nature of the solar array, and the costs and benefits of the project. The model she presented provided estimates of the cost of the array, the savings in electrical costs the array would generate, the amount of electricity the array would generate, and the cash flow associated with the array over a number of years
- After many questions and considerable discussion a motion was made that the condo association proceed with an engineering study to cost \$3000, and with a plan for the Board and the McCormick solar group to revisit the larger proposal within a 2 month period of time. The motion passed with no opposing votes.

Voting for 5 members of the Board of Trustees

- Trustees Waisbrot, Colby, Sauer, Everett and Royer had agreed to again serve as candidates for election to the Board.
- Seventeen written ballots were submitted with all votes going to the above candidates. In addition, 6 proxies were submitted and those votes went for the existing Board, resulting in 23 votes to reelect the current Trustees.
- One ballot was submitted that was signed but no votes for candidates were indicated.
- The previous members of the Board were duly reelected.

Questions and Answers

- Several questions regarding the gate at 53 South were raised and Waisbrot responded to the questions
- A suggestion was made that it would be nice to have a sign in front of the building indicating that the building was the McCormick building. Waisbrot indicated that the Board would explore the possibilities of such a sign
- A suggestion was made that condo mail boxes which now exist in four separate locations be moved to a common location in the elevator lobby. The Board will examine this possibility in future meetings.
- A question was raised regarding the brightness of the night lights in the parking lot. Waisbrot indicated that this issue had been brought to the Board before and at that time the Board was told that the existing LED lights had the lowest lumen rating that was possible to purchase. The Board will revisit this issue in the future.

A motion to adjourn the meet was made, seconded, and passed. The meeting adjourned at 3:20 pm.

Following the adjournment the Board met for a brief meeting at 3:30 pm.

Sally Waisbrot was reelected as Chair of the Board. Walt Colby was reelected as Treasurer of the association, and Mike Royer was reelected as association secretary.

Respectfully Submitted
Your Condo Association Board