

# COACHLIGHT CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

**DRAFT**

Time and Place: October 18, 2023, 6:30 p.m.  
Coachlight, Building 72, meeting room

Trustees Present: Derrick Feuerstein  
Natalia Elchisheva  
Bill Arnold  
Kevin Brown  
Sanjiv Reejsinghani  
Joseph Wright

Unit Owners Present: Libby Arny, Renata Shepard, Hugh Guilderson, Barbara Hawley, Marie Ethier Arnold, Wayne Eastman, Kathy Eastman, Mary Provost, Gary Provost, Stephen Cutting, Vitali Glintchikov, Frank Shea, Susan Enz, Alena Bartoli, Natalia Elchishcheva

Unit Owners by Proxy: See list at KPM

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)  
Bob Sears, GM, Field Maintenance

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This meeting was called to discuss and review the yearly activity, evaluate progress on maintenance issues and treasurer's report. The following meeting minutes were prepared by Donna Golec & reviewed by Derrick Feuerstein.

- The meeting was called to order at 6:02 p.m.
- Quorum 76.085% (required > 51%)
- Introduction of all Owners and KPM in attendance
- Approval of October 2022 Minutes.  
**Voted:** 1<sup>st</sup>. S. Reejsinghani, 2<sup>nd</sup> J. Wright, Approved by all Owners in attendance
- Property Managers report, Donna Golec, Kendrick Property Mgt, provided the following review of the Financials...
  1. Year to date Financials for 2023 were provided & reviewed.
    1. Revenue – On target for year-end to match Budget.
    2. Expenses – Expected to come in over Budget due to 44% increased cost of insurance for the property.
    3. 2024 Budget – Discussion and explanation on the reason for the 5% condo fee increase and the need to keep general maintenance including other

items at a minim. The Association's insurance carrier is now in the excess market due to an insurance claim waiting to be resolved.

4. Reserve funds – Contributions have been decreased to balance the budget. The projected plan targets new roofs on both buildings but unfortunately currently there are not enough funds in Reserves to cover this project cost.
- Property Maintenance report, Bob Sears, Kendrick Property Mgt. – Updated on all the completed, on-going & future maintenance projects.
    1. Completed in 2023:
      1. Only addressed safety & liability issues to save on expenses.
      2. Several Board members have stepped up to address regular maintenance needs around the property to save on expenses.
      3. Sewer backup – Explanation of what occurred & how the issue was resolved. Not a pleasant experience for the residents or anyone having to repair.
    2. Focus on determining an outcome for resolution of the sewer pipes to eliminate all further sewer backups into units.
  - Old Business:
    1. Parking Stickers – On going effort. Discussed the benefits for having stickers as it provides notification of vehicles that have not moved during a snowstorm for plowing. If the parking lot cannot be plowed properly then the Association is at risk of a Slip & Fall claim. Towing may become necessary to reduce this risk. The Association is also concerned with non-owners utilizing the lot during the day.
    2. Solar Panels – The rules continue to change. The Board plans to keep this on their radar to reduce costs to the Association which in turn supports the owners. Panels cannot be put on the roof at this time but potentially utilizing the parking lot may be an option.
  - New Business:
    1. Move in Fee – Effective 11/1/2023 the fee will increase from \$50 to \$100. The reason for this fee is to offset the general maintenance created when rental units turn over. Many residents will prop the doors open while moving items which ends up causing damage along with marks on the walls and carpets.
    2. Cast Iron Subcommittee - Formed to investigate & work with contractors, Fletcher, for camera footage of the aged pipes.
      - Bill Arnold, Trustee & Resident
      - Jeremy Ober, Owner
      - Bob Sears, KPM

Recommendations to be made to the Board regarding repair\replacement options.

    3. Limit on number of Rental Units – Discussion regarding the impact of having an Association with many rental units. It drives the cost of insurance up and many mortgage companies will not provide loans to potential buyers who want to reside at the property due to the risk. If the ownership wanted to limit the number of rentals, an Amendment would be required and approved by a minimum of 76% of the owners. Current investors would be grandfathered. Until the number of rentals dropped to the approved max, sales would be limited to owner occupancy.
      1. Association has a maximum limit of 5 units per owner.

- Election of Trustees:
  1. The following slate of trustees were voted & approved.
    - Term ending – 2024:
      - Derrick Feuerstein
      - Sanjiv Reejhsinghani
      - Natalia Elchishcheva
      - Joseph Wright.
    - Term ending – 2025:
      - Johanna Halbeisen
      - William Arnold
      - Barbara Hawley

**Voted:** Motion to accept the new slate of Trustees plus filling vacant position.  
Approved by all Owners.

The meeting was adjourned at 7:29 p.m.

The next Annual meeting has been scheduled for Wednesday, 10/16/24 and will be held at 6:00 at the Coachlight meeting room, Northampton MA 01060.