

MOUNTAINVIEW CONDOMINIUM HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
JUNE 15, 2023

DRAFT

The annual meeting of the Mountainview Condominium Homeowners Association was held at 59 Mill Village Road, South Deerfield, Massachusetts.

Those members attending in person were: Nanci Schwartz (65A), Mariellen & Bill Hayre (16B), Scott Nelson (65B), Jeremy Laprade (10A), E. Jay Ehle (16A), James Heflin (69B), and Edie & Dan Yates (59).

Those members represented by proxy were: Jessica Mann (10B), Aaron White (14A), Kathleen Sullivan (14B), Silvina Richards (61B), and Yanhua Deng (69A).

Also present were: Gretchen Bechta and Dianne Interlande from Kendrick Property Management (KPM).

Gretchen called the meeting to order at 6:03PM and with 80.32% of unit owners in attendance (in-person and by proxy) declared a quorum.

The minutes of the July 20, 2022 annual meeting were reviewed and unanimously approved as presented.

Property Manager's Report

Gretchen began by mentioning that KPM is in the process of upgrading its software and with completion of the upgrade homeowners will have expanded access to information about their individual accounts, and ability to pay common charges online without having to use their respective financial institutions bill pay service, and other enhancements.

Gretchen next reviewed the 2022 financial statements and the year-to-date 2023 numbers. The numbers suggest good progress is being made and looking specifically at the driveway loan, that balance is down to \$7,943.16. It is Donna Golec's (owner of KPM) recommendation that funds be withdrawn from the reserves to pay off the balance now. With \$47K+ in the reserves and the fact that we are earning almost no interest on those funds but paying approximately 5% for the loan, it was unanimously voted to proceed with Donna's recommendation. The payments still due on the associated special assessment from unit owners will replenish the reserves.

Roof replacement was discussed with the probability that this process will likely commence sometime in 2025 or 2026 and at that time assessments will be made as to the order in which roofs are to be replaced. In relation to this, a question was asked about responsibility for roofs on enclosed porches that some units have, which had replaced original decks. Individual unit owners who have enclosed porches are responsible for all aspects of maintaining those and they are not the responsibility of the HOA.

Septic pumping was discussed and there are three tanks scheduled for pumping and inspection in the current year and five in 2024. Gretchen mentioned that in addition to the fees paid to the septic pumping company, the town of Deerfield charges \$250 to observe each such inspection/pumping.

Power washing of units was mentioned, and it was the consensus of those present that if we have the funds, we should consider having the units power washed in the fall. KPM will seek three bids and share those with the Board at which time a decision will be made.

Old Business

The annual "walk-around" that took place last month was mentioned and if there were any issues (e.g., if an owner needs to stain a deck), KPM will be in touch with those unit owners.

New Business

Gretchen reported the sad news that KPM's office had received a call from a relative of Trustee Christine (Jamie) Newport, 6B, informing them of her recent and unexpected passing.

Owners Concerns

Tree trimming was discussed with a couple of unit owners mentioning that there are trees that have dead limbs or in one case, completely dead and the need to have that addressed, particularly as the worst of those are around units where children are present. KPM will investigate this promptly.

Election of Trustees

Our by-laws require a minimum of three trustees and a maximum of five. With the passing of a trustee, the Board was down to two members. Nanci Schwartz and Jeremy Laprade both have agreed to stand for reelection to a one-year term, and Dan Yates has submitted his notice of intent to join the trustee board.

After a brief discussion Nanci Schwartz, Jeremy Laprade and Dan Yates were unanimously elected to serve as trustees until the 2024 annual meeting.

Next year's annual meeting is tentatively scheduled for June 4, 2024, and will be held again at #59. There was some discussion, although nothing decided, about possibly having a "social" component to the meeting and that will be considered further as we approach that time.

There being no further business to discuss the meeting was adjourned at 7:02PM.

Respectfully submitted,
Dan Yates

Contact Information:

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If you experience an **emergency** situation (flood, fire, septic, etc...) contact KPM immediately at 413.253.0285. If the event occurs after business hours, KPM has an after-hours service who will contact the on-call KPM Maintenance Staff.