

2023 Annual Meeting

DRAFT

Hatfield Village Condominium Association

May 22, 2023 4:00 PM

Location: Corner lawn area between units 6A and 8B, Hatfield Village.

Board Members Present: Wunderley Stauder; Bob Luippold; Diane Tsoulas; Sandy Worden and Kathy Karlovich.

Owners Present: A listing of owners present is on file at Kendrick Property Management. It was noted that the meeting had a quorum of 86.374%. Thirty units were in attendance with 34 owners attending, and 8 units were included by proxy.

Wunderley Stauder greeted all who were there and went over a few items that would interest the owners. If anyone is interested in having solar panels installed there is a process to follow which can be found in the blue manual. She also mentioned that we are in the process of getting bids to have dryer vents cleaned this fall which is mandatory for all units. This cleaning is required every three years. The owner is responsible for payment. If an owner wants to have their air conditioning and or heating system serviced it is up to them to contract with their choice of service provider. She also stressed the need for volunteers to come forward to serve on the board. Wunderley gave Kendrick Property Management high praise for their help with various aspects that helped our community to run smoothly.

Property Manager's Report: The meeting was called to order by Gretchen Bechta from Kendrick Property Management. Financially speaking the current budget is on track. Due to the current state of inflation most of the services we need have increased in price. Consequently, the monthly fees may have to go up by \$25 per month starting in January, 2024. Bob Luippold, treasurer, will assess the need for an increase in the coming months.

These items were taken care of during 2022: The ceiling stain in unit 17B was repaired; the gutters were cleaned; the exterior GFCI outlet repaired at unit 8B; and the porch railing was repaired in unit 12A.

2023 Property Maintenance Report: At the walk around earlier this month conducted by Kendrick with several board members it was noted that there were some repairs that needed attention. Buildings 3,4,5,6,7,8,9,10,11,12,13 need caulking on the overhead near the garages. Siding gaps need re-alignment at 1B, 4A, 8A and 15A. The street and driveways need the cracks filled. We have one quote and are waiting for another before contracting the job for this summer. Exterior rusty light fixtures need to be replaced at units 12A/B and 1B. Chipped paint around the outer door frames will be repainted at units 12A and 12B. And the well covers will be repainted at every location on the property. Power washing the exterior of several buildings will be done in late September.

Owners Concerns: Who replaces the batteries for the smoke/carbon monoxide detectors? Hackworth Systems was the contractor who initially installed the systems throughout the complex. At that time they were listed using another name. Many owners have already replaced the batteries.

The owners of building 20 (both A and B) spoke out at the meeting that their patio steps were cracked and in need to be replaced or repaired. Since the meeting the board has heard that there are more patio steps that are in need of repair. A walk around in June will determine how many others will be included.

It was requested that the board put together a list of recommended vendors for the owners to refer to in case a contractor (electrician, plumber, etc) needs to be called. This list is for those items that are the owners' responsibility and not for the condo association.

New Board Members: Maureen Burris and Richard Gorman will join the board with Diane Tsoulas, Sandy Worden and Bob Luippold. Maureen and Richard's terms will end in 2025.

The motion to adjourn: 4:55.