

Westview Condominium Association  
Annual Meeting of Unit Owners  
Tuesday, November 26, 2019  
84 Musante Drive, Northampton MA 01060

Present: Sabrina Bardwell (Property Manager, The Hampshire Property Management Group), Robby Meeropol (Board Member), Grace Simonette (Board Member), Denys Candy (Board Member), Elli Meeropol, Gerard Simonette, Gary Drimmer, Candace Drimmer, and Sherry Gao.

Minutes from Annual Meeting of November 19, 2018 reviewed and approved.

Discussion of proposed 2020 annual budget:

- Agreed to transfer \$1545 to reserves to make up required 10%.
- Agreed to a special assessment to fund the reserves and pay expenses \$2387 due by 12/31/19.
- Agreed to pay an extra month's fees in January 2020 to address cash flow issue = \$2100 due 2/1/20.
- A notice for 2020 assessments will be sent out by Sabrina.
- The board requests Sabrina to notify us in early spring in the event of a cash flow issue.
- The board requests Sabrina to make quarterly transfers of the 10% statutory minimum into the reserve account.

Requests to Landscaper (CDL Landscaping, Chris) will be relayed by Sabrina to:

- Remove leaves twice in late October and late November, as indicated in contract.
- Snow is to be cleared within 24 hours after snow event, and a cut through from the sidewalk to the street in front of the middle condo unit, #s 84 and 86.
- Don't require mulching this year.

Sabrina will request bids from trash/recycling companies (Amherst Trucking & Pedal People) prior to the expiration of our current contract in July of 2020. \*Update\* USA Hauling just bought out Amherst Trucking.

An election was held to replace Denys Candy, our one year term Board Member. Thanks to Denys for his service this past year. Gary Drimmer agreed to serve for the following three year term. He was unanimously voted in. Grace's two year term will expire next year and Robby's three year term will expire the following year.

A brief discussion ensued regarding cleaning of dryer vents, furnace inspections, and landscaping of the public trail outside of condo #s 80 and 82. These issues will be further explored at a meeting to be called sometime next month.

Respectfully Submitted,  
Grace Simonette