

MINUTES ANNUAL MEETING MAY 2, 2018
MOUNTAINVIEW CONDOMINIUM ASSOCIATION

Attending: Kathy Sullivan (14B), Mariellen & Bill Hayre (16B), Carol Crafts (59), Cheryl Daggett (10B), Silvina Richards (61B), Aaron & Abby White (14A), Scott Nelson (65B), Grace & Paul Stavropulos (69A).

Donna Golec and Bob Sears (Kendrick Property Management Company).
(The meeting was held at 59 Mill Village Road, South Deerfield, MA 01373)

The meeting was called to order at 6:00 p.m. Eight units were represented, giving us a quorum of unit owners.

Minutes from 2017 Annual Meeting. A motion was made and seconded, and the minutes were accepted as submitted.

Property Manager's Report. D. Golec of Kendrick Property Management (KPM) handed out financial information and explained the nuances of our Operating, Reserve and Septic accounts and what information the Trustees receive on a monthly basis.

She commended the Association for holding expenses and putting money aside into our Reserve Account.

C. Daggett gave information regarding the origin of our Septic account and noted that under the association By Laws, we are required to maintain a Septic Reserve account.

Walk Around Report. B.Sears noted that the fixing of small dings, cuts, etc. to the siding on units will be deferred for another year. He noted a major repair issue was needed under the bay window at unit 14B. There were no further major problems.

Old Business.

Unit owners then talked about various maintenance issues.

A.White indicated that they would be replacing the bay window at unit 14A. If there is any issue with the underneath structure, KPM should be notified.

C.Daggett noted that the new septic tank in front of units 10A&B had 'settled' and left a sink-hole on the front lawn. The company that installed the new tank will be responsible for the repair of the lawn.

This led to a brief discussion of septic tank compliance guidelines in South Deerfield. Our septic tanks require 'risers' and will be structurally inspected on a 3 year cycle.

Question was asked, how often are septic systems pumped. Every 2 years.

C.Crafts explained re: septic alarms. When an alarm goes off, turn it off. Contact KPM to report the problem.

M.Hayre asked about unit owners responsibility of staining decks. It was noted that previous trustees had made the decision that unit owners would be responsible for staining their own decks.

B.Hayre asked about possibility of having weed killer applied and lawns fertilized. It was noted that to maintain lower association fees, this was not an expense that a majority of unit owners wanted to incur. The Hayres were advised that they could make a request to the Trustees to have a company apply weed killer and fertilize their lawn if they wished to contract them at their own expense.

New Business.

Discussion then focused on our major driveway project.

From last year's annual meeting minutes. It was noted that the ends of driveways along Mill Village Road are still in somewhat decent shape and repair could wait until we follow through with redoing the whole driveway. It was noted that the Association could possibly get a better price per driveway if we contract to have all 15 driveways done at once. The projected timeline for this project is either 2019 or 2020.

Update at this meeting.

The Association has been building its Reserve fund to help with the cost of the driveways. Unit owners are paying current assessment.

The original quote was for a liquid-asphalt covering on the driveways.

The swale (and associated drain pipes) along Mill Village Road must be dealt with first. This project is the Association's responsibility. C.Crafts expressed concern re: hard packed clay soil and appropriate pitch of the swale to handle water runoff.

** KPM will request at least 3 bids for this project. Work will need to be coordinated with the South Deerfield Department of Public Works (DPW).

** KPM will request bids for the driveway project. They were going to look into two types of driveway surfacing. (1.) Liquid asphalt which is a temporary solution. (2.) Regular asphalt along with removal & retrenching of current driveway.

A nod of heads from a majority of the unit owners indicate that the desire is to "Do it (the driveways) once and do it right."

Election of Trustees.

C.Crafts announced that she is resigning from the Board of Trustees.

The following people were voted to serve as the Board of Trustees: Nanci Schwartz, Cheryl Daggett, Kathy Sullivan, Scott Nelson and Paul Stavropulos.

Meeting adjourned at 7:25 p.m.

Respectfully submitted by Cheryl Daggett, Trustee