

These are the minutes of the Village Greene Homeowners Association 2022 Annual Meeting held on September 13, 2022, at the Belchertown Police Department Community Room. Prior to this meeting an Information Packet had been provided to all Unit Owners that included the Agenda, Interim Annual Report, 2022 Budget, 2023 Proposed Budget and Trustee Statement for the election.

- Attendees
 - Present
 - Unit 1 Jay Krol
 - Unit 2 Bill and Kerry Ross
 - Unit 3 Brooke and Brendan Coughlin
 - Unit 4 Nicole Wilcox
 - Unit 5 Ed and Deb Comeau
 - Unit 6 Nicole Madore
 - Unit 7 David Thibodeau
 - Unit 10 Judi Corveau
 - Unit 12 Sarah Falvey
 - Unit 13 Daniel Ritter
 - Unit 14 Mark Simeone
 - Unit 16 Lynette Oberly
 - Units 17/18 Richard Greene
 - Unit 20 Paul Connelly
 - Unit 21 Jen Darcy
 - Proxy Votes
 - Unit 8
 - Unit 15
 - In-person and proxy vote totals
 - 16 Units present
 - 2 Units by proxy
 - 18 of 21 units represented, a quorum was present (11 units required)
 - 87% representation by Undivided Interest, a quorum was present (50% required)
- Agenda
 - Called to order at 6:06 p.m. by HOA President Nicole Wilcox
 - Introductions around the room were done
 - A motion to accept the Draft 2021 Annual Meeting Minutes was made by Diane Madore (Unit #6) and seconded by Deb Comeau (Unit #5). There was no discussion and the vote to accept was unanimous.
 - Old Business
 - Interim Annual Report
 - The Interim Annual Report prepared by the Board that was provided in advance to all unit owners was discussed.
 - Judi Corveau (Unit #10) requested that the drainage issue at her walkway/driveway be addressed. Kendrick is to put in a work order.
 - New Business
 - Shoveling/plowing snow in driveways below 4"
 - There were some questions on whether the driveways are always plowed by Hodgen's Landscaping or if it is only when the snow goes above 4". In reviewing the contract it was not clear and the Board will follow up with Hodgen's to get clarification and let everyone know.
 - Tree work
 - Tree work is going to be done in the Complex this fall/winter to continue to address the dead trees and to maintain the health of the existing trees.
 - Halloween
 - Nicole is going to have another Halloween party for the children in the complex on Sunday, October 30.
 - Cleaning out the storage area at the Triplex

- A large number of items has accumulated over the years in the Triplex storage area and the Board is going to start cleaning it out after October 1. All residents were advised to inform the Board, in writing, if they have any property in there that should be saved by October 1. Jen Darcy, Unit #21, has some items and has placed them in a separate area.
- There was some question about the washing machine hookups in the Triplex basement. They exist for the three Triplex units if they choose to install washing machines. Currently, there are no provisions for dryers.
- Mass Save
 - All Unit Owners were encouraged to call Mass Save (if they have not already done so) to arrange for a free energy audit and discounts on upgrades that can help them save energy.
- Financials
 - Discussion was held regarding the 2022 financials, where we are on track to meet our 2022 operating obligations and continue to make transfers to the Regular Reserve account to rebuild it. Significant progress has been made from where we were two years ago, but we are still playing catch-up in rebuilding it while still addressing our deferred maintenance backlog.
 - Our goal is to have a healthy reserve, which is vital to doing capital maintenance projects. In addition, this is something that banks look at when units are being sold.
 - 2023 Proposed Budget
 - The 2023 Proposed Budget was provided to all Unit Owners in advance of the meeting. This budget was prepared by Kendrick in consultation with the Board.
 - A 2% increase is needed to help meet the anticipated operating expenses and to continue making transfers into the regular Reserve funds.
 - A motion to accept the 2023 Proposed Budget was made by Richard Greene (Units #17/18) and seconded by Jay Krol (Unit #1). The vote to accept the proposed budget was unanimous.
 - Discussion was held regarding the Special Assessment and the plans for going forward.
 - As part of this, a painting Scope of Work was provided in advance to all Unit Owners that outlined the work to be done. This Scope of Work is being provided to painting contractors interested in bidding on the job so that everyone has the same information to work from.
- Owner's Concerns
 - It was suggested that a committee be formed that would be responsible for maintaining the pool. The goal is to share the workload among those that are using the pool instead of it falling on just a few. An email requesting those interested to submit their names was sent out subsequent to the meeting.
- Election of Trustee
 - One trustee position is open this year and Ed Comeau was running for re-election. He was nominated by David Thibodeau (Unit #7) and seconded by Richard Greene (Units # 17/18). The vote was unanimous.
- 2023 Annual Meeting
 - The tentative date for the 2023 Annual Meeting is September 12, 2023, but that will be firmed up as we get closer to it.

Adjourn