

Village Greene Community Meeting Minutes 07.09.21

Village Green Community Meeting

Friday, July 9, 2021

6:00 p.m.

Belchertown Police Department Community Room

HOA Board Meeting

Convened 6:21 p.m.

- Attendees
 - Alison Pratt
 - Deb Comeau
 - Diane Madore
 - Ed Comeau
 - Nicole Wilcox
- Agenda
 - Heather Tetrault has submitted her letter of resignation as Clerk
 - Board is allowed to appoint a replacement
 - Diane nominated Ed Comeau as the new Clerk
 - Alison seconded
 - Unanimous decision
 - Board meeting adjourned at 6:22 p.m.

Village Greene Community Meeting

Convened 6:36 p.m.

- Attendees
 - Unit 01 - Jay Kroll
 - Unit 02 - Bill and Kerry Ross
 - Unit 03 - Not present
 - Unit 04 - Nicole Wilcox
 - Unit 05 - Ed and Deb Comeau
 - Unit 06 - Diane Madore
 - Unit 07 - Pat Warner
 - Unit 08 - Elena Carbone
 - Unit 09 - Jill Porowski
 - Unit 10 - Judi Corrveau
 - Unit 11 - Shawn Adams (proxy vote by Jill Porowski)
 - Unit 12 - Alison Pratt
 - Unit 13 - Gary and Tracey Bosselait
 - Unit 14 - Mark Simeone
 - Unit 15 - Sheri Tetrault
 - Unit 16 - Lynette Oberly
 - Unit 17 - Richard Greene
 - Unit 18 - Richard Greene

Unit 19 – Not present

Unit 20 – Not present

Unit 21 – Not present

- Agenda
 - New Board member
 - Heather has resigned as Clerk
 - In a special Board Meeting, Ed was appointed to the position of Clerk
 - Pool
 - New pool gate has been installed we are now code-compliant.
 - Working on getting keys made, will have all of them by next week.
 - We have a new pool vacuum and scrub brush
 - Patio discussion
 - Patio committee drafted a Proposal
 - Proposal to be reviewed by the lawyer in relation to the By-Laws
 - Anyone has any further questions, please send to Nicole via email by close-of-business Monday, July 12, 2021
 - Insurance
 - All items on the list have been taken care of except the retaining walls
 - We have received several quotes and accepted the proposal from Homepro Handyman for the three walls at Units 9 and 10
 - Other walls will be done later
 - Richard Greene:
 - Unit 18, had a problem with bats coming into. New England Animal Control found the source where the flu was not closing on the fireplace.
 - While on the roof, the chimney that was supposed to be pointed and capped was not done.
 - Richard Greene is going to email picture to Nicole. Was supposed to be done by previous administration (Kamins).
 - Board will get several quotes on it.
 - Painting
 - Painting is maintenance, not a capital expense, within the Board's purview.
 - We received four quotes and selected one
 - Paint samples were done on the front of Unit 5
 - Brown, light green or default are the three choices
 - Owners of each unit must agree on a color, otherwise it will be the default
 - Painters will begin the end of next week with painting and scraping
 - Will coordinate with the work on the retaining walls
 - Overflow parking will be used by the painters for parking and storing their ladders
 - Discussion on doing the repairs vs. painting

- Consensus was that there is a need for further investigation into the overall work that needs to be done throughout the complex (painting, dry rot repairs, roadwork, roofs, etc.) before embarking on painting any units.
- Vote was held on the following question: Should the brown units be allowed to select colors from a pre-determined palette, or should they remain the same, consistent color?
 - Remain the same color: 9 votes
 - Allowed to select from a pre-determined palette: 8 votes
- Based on the vote and the discussion that occurred, painting the exterior of the units will be tabled for this year until further evaluation of projects can be done (see below).
- Project Evaluation and Priorities
 - Discussion held on how to determine what work needs to be done throughout the complex (painting, dry rot repairs, roof, roads, landscaping, water, septic, etc.) and to prioritize the work, making the most effective use of the Association's funds
 - The Board will discuss how to proceed with having this task accomplished
- Water Tanks
 - If there are concerns on the water tanks, please email the board. They were checked the last time the water filters were replaced and were told that they are ok.
- Landscaping
 - The tree over the garage at Unit 1 needs to be trimmed back, it was on the insurance list and needs to be done again.
- Condo Fees
 - A discussion was held regarding the possibility/need for an increase in HOA fees to accomplish the tasks that needed to be done.
 - Consensus was that there is no need at this time to increase fees or do a special assessment and that an increase in HOA fees would have a significant impact upon some of the residents.
- Paving
 - According to Richard Greene, the zoning bylaws, in condos, you can only have 20% impervious for the whole project. That is why the blacktop was not done at the Triplex, same at Unit 18. Would be a consideration to the issue of patios.

Adjourn 7:48 p.m.