

Board members attending: Bob & Ruth Demaida, Art Chester, Theresa Pitts-Amico

Unit Owners: 10, 29, 38

Meeting began @ 6:30PM

Old Business:

- Stoops are nearly completed, although 2 might still be pending.
- A second quote was received for the 1st floor deck repairs from the WorxShop and somewhat lower than the first quote. Hold until spring?
- Unit 5 roof is complete. It appears to be nearing completion.
- AgriCare to handle our snowplowing this year.
- Ct Sealcoat has repaired the curbing, potholes and area around upper mailboxes.
- Insurance came in at a comfortable rate from a new provider.
- The tree over Unit 44 will need to be removed, but the item is still tabled.
- A drainage problem behind Unit 24 was discussed. We are looking for a solution not requiring semi-annual maintenance.

New Business:

- Wall project between Unit 16 and 17 was discussed. A second quote was received from Litchfield Landscaping, and agreed to as long as the \$340 charge to ‘move equipment to site’ was removed. Work to be done in the spring at the contractor’s convenience.
- A drainage problem with the lateral drain behind Unit 22 was discussed. WorxShop to look at this.
- Tandem overnight parking warning letters to be sent to Unit 17 and 27.
- AgriCare to install our snow fence with better anchoring so that it does not blow over.
- Unit 15 letter discussed. WorxShop to repair the front door kick plate. Replacing the front door and slider is the responsibility of the Unit owner.
- Dead grass around all the trees and patios was discussed. It appears that AgriCare has over sprayed grass and weed killer in an effort to limit weedwacking. It has left a 1 foot wide path of dead grass and need to be re-planted.
- Our decks are being eroded by the high pressure deck washing equipment and the frequency of the work. Recommend a three or 4 year cycle, rather than 2. Some deck boards are beginning to weaken, particularly around the large knots in the material. We will need to begin thinking about replacing decking using premium 5/4 PT this time.
- A drain pipe next to Unit 38 is showing above ground. Frost has pushed it up, apparently.

Meeting adjourned @ 8:00PM

Annual Meeting:

Nov 21, 2017