

MINUTES

May 6, 2020

Board meeting by conference call due to the Covid 19 crisis

1. ELECTION BOARD ORGANIZATION:

Management certified that 54.875% of the beneficial interest has voted in the trustee election. Jeff Garber and Kevin Kiley were re-elected as trustees for terms ending May 2022.

The board voted all in favor for Jeff Garber to serve as Chairman and all in favor for Kevin Kiley to serve as Treasurer.

2. RESIDENTS REQUESTS:

a) The board denied a Meeting House Square resident's request to paint their patio at this time. The board will research products to see if there is a suitable product for this application and for any other homeowner wishing to do the same.

b) A resident of Fox Run requested to extend their deck. The board will table this until Jim meets with the resident to discuss exact location.

c) A Mills Point resident requested to replace deck and railings with Trek. The request was approved with the stipulation that Jim approve all materials before installation.

d) A resident requested a "slow children" sign be installed in the circle at the end of Stoney Brook Lane. The board denied the request due to the shape and location of the island on the street which would make the sign ineffective.

3) NEW BUSINESS:

a) The board discussed getting quotes to fill some cracks in the roadways. Jay Miller will contact vendors to get a few quotes.

b) At our request the Middleton health director is consulting with the state to clarify what constitutes a semi-public pool which cannot be opened under the current state Covad-19 guidelines. Subsequent to the board meeting the health director got back to us and stated that the state considers condominium association pools to be semi-public and are not allowed to be open under the current guidelines. The health director also stated that when the state changes the guidelines he would considering allowing the pools to open with certain restrictions at first.

c) Jim will paint the fence which is being installed around the clubhouse HVAC white to match our other fences.

OLD BUSINESS:

a) Junior Moses an experienced carpenter will be Jim's summer helper, his first duty will be to work with Jim in the prep of the buildings in this year's paint cycle. His first will be Monday May 11, 2020.

d) The Waste Water Treatment Plant filter replacement was completed last week with no unforeseen issues.

d) The irrigation will start up soon. Stefano's will be finalizing any needed repairs.

e) The list of front step repairs to be done this year is in the process of being created

FINANCIALS:

Jay reviewed the financials.

GARDEN

Marie stated that 8 of the 15 community garden plots have been reserved. There is still time for anyone to reserve one by contacting the office. It's also possible for residents to split a plot which can be a very enjoyable endeavor.