

Minutes of the Board of Trustees Meeting  
September 14, 2020

Present: Board of Trustees: Jeff Garber, Steve Delaney, Marie Janiak, Kevin Kiley, Alan Maravelias, Barkan Management: Jay Miller, James Donnelly, Sarah Luscomb

- 1) Jeff Garber called the meeting to order at 6:00 p.m.
- 2) August Minutes
  - a) The board approved the August board meeting minutes.
- 3) Homeowner Requests
  - a) At the homeowner's request, due to the fact that they were unable to attend the meeting when the decision was made, the board agreed to take up reconsideration of the board's decision to not allow the owner of 4 Hollygate Circle to locate her new A/C condenser behind her unit rather than on the side of the building where their existing one is located. The homeowner stated that the HVAC contractor recommends moving it in order to install new lines that will no longer go above the adjacent units finished basement ceiling. The homeowner stated that the reason for this is that the contractor feels new lines would be less likely to leak and if there was ever a line leak in the future the lines would be more accessible. The homeowner also stated that with the condenser closer to the unit they would be more likely to hear any unusual noises that could occur with the unit over time.

Jeff mentioned that the original HVAC installer, Berry Mechanical, has stated in the past that due to the fact that our original lines are brazed rather than soldered he does not recommend changing the lines. It was also noted by Jeff that Berry Mechanical and other HVAC contractors have replaced multiple condenser units in the community using the existing lines with no issues. Marie stated that with so many Parker units she wouldn't want to see multiple condenser units in the common area back yards.

There were differing opinions among the board members as to whether or not the approval would be precedent setting.

A motion to approve the request was made with the following conditions:

- 1) The existing concrete pad be removed.
  - 2) The electrical wires be removed at the electrical panel
  - 3) The HVAC hoses be removed from inside.
  - 4) The holes from the wires and HVAC hoses be filled with watertight sealant.
- The motion passed 3-2 with Jeff and Marie voting no.

- b) The owner of 73 Fuller Pond Road addressed the board with some concerns she has with our landscapers, especially the cleaning up of the grounds during and after mowing. There was a lengthy board discussion which also included input from other homeowners in attendance. Marie stated that she will discuss the concerns with our landscaper. The board members stated that the association will reach out to other landscape company's before renewing or awarding the landscape contract for next year.

#### 4) Financial Report

- a) The board reviewed the Reserve Analysis for 2020. It was stated the reserve fund balance is projected to increase by approximately \$50,000 this year.

#### 5) New Business

- a) The pool company is scheduled to cover the pool on September 29, 2020.

#### 6) Unfinished Business

- a) The board discussed markings and signage for the new speed humps. It was decided that they will be striped with reflective white paint. There will also be four speed bump signs ordered, which Jim will install, one at each approach.
- b) Lt. LeColst from The Middleton Fire Department will be offering CPR training to our residents that will include training on the use of our new defibrillator which we now have. There will be two separate 3-hour Saturday training sessions. Due to Covid limitations there will be a limit of 9 participants in each session. Jim and Sarah will each attend one of the sessions. The cost will be \$25 for supplies per resident paid for by the attendee. There was discussion of who will get to attend if demand exceeds 18 participants. A lottery system was suggested. The board instructed Sarah to send out a one call message to residents once the details are finalized.

#### 7) Work Orders

- a) The board reviewed the work orders for the past month.

#### 8) Executive Session

- 9) Adjournment – The meeting was adjourned at 7:40 p.m.