

Stone Terrace Condominium Association Agenda/Meeting Minutes

Date: October 21, 2020

Time: 5:30 p.m.

Next Meeting: November 18, 2020

Location: Pool House at Stone Terrace

Participants	Attend
Board Members:	
Ron Gomes – President	X
Paul Martineau – Vice President	
Pam Saidla – Treasurer	X
Catherine Cavanaugh - Secretary	X
Jack Blouin – At Large	X
Sentry Mgmt. Corp.:	
Maureen Gilman – Property Manager	

Typically all meetings are open for owners to attend but as a temporary safety measure we are limiting attendance to the members of the board and our property manager

1. Call to Order 5:32 pm
2. Unit Owner Requests none
3. Review and Approve Previous Meeting Minutes of the Board of Directors
September 16, 2020 Meeting Minutes – reviewed and approved electronically.
4. Review Sentry Management’s Weekly Inspection of Plant and Property
Certified personnel found no additional items beyond the standard items listed on the checklist.
5. Reports of Board Officers and Property Manager
President/Management: See below Old and New Business
Treasurer: Pam reported \$17,293 in Operating Account, \$134,471 in Reserves On Hand and \$410,682 in Reserves in CDs.
Secretary: Meeting minutes recorded and submitted.
6. Old Business
1 –Update on the white birches in front of 265. Trees were not pruned as scheduled because the original vendor was unable to perform the work since he didn’t have the necessary equipment. Consequently the board received and reviewed a proposal from a different arborist to perform the needed work which includes pruning, soil care and root collar surgery. Pam motioned to approve the new proposal, Jack seconded and all were in favor.
7. New Business
8. Executive Session (if necessary)
9. Unscheduled Items
1 - Formal unit owner approval of our 2021 budget is required by the state of NH therefore we will schedule an outdoor meeting soon in our parking lot. Further information will be forthcoming.
2 – Regarding recent hot water issues – Home owners have been experiencing issues with domestic hot water. The mixing valves that control the temperature of domestic hot water have been replaced in both buildings which solved the issue.
Meeting Adjourned
On motions duly made and seconded it was unanimously voted that the meeting should adjourn at 7:02 pm.