

**STONE TERRACE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**at THE CLUBHOUSE**  
**May 18, 2022**

1. The meeting was called to order at 4:00pm. In attendance for the Board of Directors were Ron Gomes, Pam Saidla, Paul Martineau, and Mel Christy. Jack Blouin was unable to attend the meeting. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. Open Session: There were twelve owners present.

Unit Owners present addressed the Board with their concerns/comments to include:

245-106: Owner suggested that the meeting minutes not identify the owner's comments/concerns raised during the Open Session and suggested that notices sent out to the owners via email should be posted on the garage doors informing of any projects as some residents do not have an email address. Management agreed to post a notice in the mailroom for projects such as garage power washing, carpet cleaning, etc.

265-102: Owner had concerns of the embankment behind Building 245 showing signs of falling rocks and reported 2 stained ceiling tiles on first floor of Building 265. The tiles are on the painters list.

245-317: Owner inquired about the elevator repair in Building 245, the elevator company recently repacked the hydraulic piston.

265-202: Owner stated he reviewed the Capital Reserve Study and feels the estimated future replacement cost figures maybe too low due to current inflation costs rising. Ron Gomes stated the Association is currently exceeding the recommended funding. Owner also stated that the entry/foyer tiles are antiquated.

265-213: Owner inquired if the Association had plans to spray for ticks as the owner recently found a tick while walking her dog, Management will obtain a quote for treating for ticks along the perimeters. Owner stated she returned from vacation and found her unit to be unusually warm (78 degrees), the board advised her thermostat maybe malfunctioning.

245-305: Owner stated there is no landscaping behind the south end of Building 245 and suggested wild flowers for the embankment, Ron Gomes will discuss with Faulkner's Landscaping.

Open Session ended at 4:34pm.

3. The Board ratified the Minutes of the March 20, 2022 Board Meeting.
4. Financial Reports: The Board reviewed the April 2022 Financial Report. The Board unanimously approved the financials as presented.

Operating cash on hand \$87,923.00; Operating reserves on hand \$128,822.00.00 and funds in CD's is \$501,180.00 as of 5/18/22.

5. Administrative Matters: Next Meeting: Wednesday, June 15, 2022 at 4pm at the Clubhouse.
6. Communications Report: No Board action required.
7. New Business/Old Business in following the Meeting Agenda:

7.1 Pool: Sterling Pool will be performing temporary repairs on the falling pool tiles and this will not affect the opening of the pool for Memorial Day weekend.

There are six volunteers who have signed up for the Pool Committee to test the pool water daily as required by the City of Manchester, Sterling Pool will provide training to the volunteers.

Management will reach out to Manchester Water Works to determine if Deduct Water Meters can be installed to determine the water usage for irrigation and the pool, 4-6 meters would be needed.

7.2 The damaged stone pillars at Building 265 has been rescheduled for a later date, June 6<sup>th</sup>, weather permitting.

7.3 Ron Gomes will be meeting with Faulkner's Landscaping, so they can provide their recommendations for ground cover behind Building 265, including the south end, rear of Building 245.

There being no further business, the meeting was adjourned at 5:06pm with the unanimous consent of those present.

Respectfully Submitted,

*Pauline Martin*

Pauline Martin, CMCA, AMS  
Association Manager