

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
June 15, 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 eleven owners present.

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

265-209: Owner reported that a group of individuals were loud and playing corn hole at the pool on Sunday, June 12th. Also, owner can hear a dog barking located near their unit, in addition residents are not closing the umbrellas when they leave the pool area. Management will send the pool rules via email blast to all the owners as a friendly reminder.

265-202: Owner had concerns of the location of the dumpster at Building 265, the dumpster enclosure sits at an angle and the trash hauler is chipping the new sidewalk as the space is limited for the dumpster truck to maneuver in and out to empty the dumpster. The owner volunteered to provide drawings of options for both dumpsters at 245 and 265 and will present the drawings to the Board at the next Board meeting.

265-105: Owner inquired about the status of landscape ground cover behind Building 265 and south end of 245, Ron Gomes advised that he is meeting with Faulkner's Landscaping on June 22nd to discuss options.

265-204: Owner states that he didn't realize that he was moving into a retirement community. Owner stated he feels that residents should be permitted to play corn hole in Common Areas. Owner reports that the door stops appear to constantly disappear.

265-213: Owner stated that her emotional support dog does bark on occasion and she has been working on training her dog to reduce the barking. Owner inquired if the Association had plans to spray for ticks as the owner recently found several ticks on her dog and herself and stated that she has found ticks on her second-floor balcony, the Board advised due to the cost of spraying for ticks no action will be taken as no other reports of ticks has been received.

245-317: Owner stated she missed the pool water testing training, Ron advised he will coordinate with the owner to schedule training. Owner inquired about the status of repairing the broken tiles at Building 245 and the tiles on the 2nd and 3rd floors need to be cleaned. Pam Saidla advised the vendor has confirmed June 23/24th to repair the tiles. The owner requests that the dirty grout be cleaned, the owner of 265-204 stated he previously owned a tile company and that the grout does show signs of dirt over time and cleaning/re-grouting them is not worth the expense and suggested possibly replacing the tiles with carpet tiles in the future. The Board stated they have no plans to clean the grout at this time and they will discuss possibly replacing the tiles in the near future.

245-311: Owner stated she has plans to upgrade her bathroom in November and inquired as to where the water shutoffs were located, the owner was advised the water shut offs are located in the suspended ceiling on the first floor and owners affected need to be informed prior to her plumber shutting off the water.

Open Session ended at 4:41pm.

3. The Board ratified the Minutes of the May 18, 2022 Board Meeting.
4. Financial Reports: The Board reviewed the May 2022 Financial Report. The Board unanimously approved the financials as presented.

Operating cash on hand \$105,115; Operating reserves on hand \$134,240 and funds in CD's is \$505,518 as of 6/15/22.

5. Administrative Matters: Next Meeting: Wednesday, July 20, 2022 at 4pm at the Clubhouse. The Annual Meeting is scheduled for September 10, 2022 at 10:00am.
6. Communications Report: No Board action required.
7. New Business/Old Business in following the Meeting Agenda:

7.1 Management reached 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. Manchester Water advised that the average cost for a Deduct Water Meter sells for approximately \$525 per meter, and that we would need to determine how many gallons per minute that supply the irrigation system in order for them to provide us with the correct meter, and a plumber would need to install the meters.

Trimmers Landscaping will perform an inspection to determine the amount of how many gallons are used per minute for the irrigation system. Trimmers has also advised of a few options and feels that a wifi Hydra-Wise controller maybe the best approach, however they will offer their recommendations once they have performed their inspection.

7.2 The damaged stone pillars at Building 265 has been repaired.

7.3 Management will reach out to Trimmers Landscaping as it does not appear that the irrigation system is on for both buildings.

7.4 Pam Saidla reached out to the Association master policy agent to inquire if a workman's comp policy was required for the volunteers testing the pool water, it was determined it is not needed at this time.

7.5 Management advised that the FHA certification is up for renewal in September. The Board unanimously agreed that the certification be renewed.

There being no further business, the meeting was adjourned at 5:35pm with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin, CMCA, AMS, Association Manager