

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
February 26, 2025

1. The meeting was called to order at 2:40pm. In attendance for the Board of Directors were David Duval, Pam Saidla, Jack Blouin, and Tom Lopez. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. The Board ratified the Meeting Minutes of the January 29, 2025, Board Meeting.
3. Financial Reports: The Board reviewed the January 2025 Financial Reports. The January financials were unanimously approved by the Board and will be posted to TownSq.

Operating cash on hand \$74,509, Operating reserves on hand \$116,115, and there is \$158,916 invested with Edward Jones.

4. Administrative Matters: The next meeting is scheduled for March 19, 2025, at 3:00PM, this will be a Closed Board Meeting.

The Board is required to hold only four Open Board Meetings per year, every quarter. The remainder of the Board Meetings will be closed.

5. New Business/Old Business in following the Meeting Agenda:

5.1 The Board met with Tim Pappas from R.B. Lewis prior to the start of the Board Meeting. Tim will forward to the Board an updated list of any deficiencies noted during their inspection including the cost to repair to be in compliance per the fire codes.

5.2 David Duval has been trying to coordinate the mailbox replacement with the USPS. It has been very difficult to communicate with anyone at the USPS. David went to the USPS in person and was finally able to coordinate the mailbox replacement for both buildings at the same time, along with scheduling the vendor to install the new mailboxes, which is scheduled for March 5th thru the 7th. Notices will be sent to all owners with instructions on picking up new mailbox keys.

5.3 The Board reviewed the tree and shrub care proposal from Bartlett Tree. The proposal includes one Borer Treatment for the 17 Birch Trees at the front of the buildings, a treatment for Sawfly Treatment for the River Birch located at the left front of building, a Root Invigoration to cultivate the soil beneath the crown of River Birch, pruning of the 2 Magnolia and Japanese Maple at clubhouse, 4 Pear Trees at front of Building 245, a Soil Treatment for the River Birch and 17 Birch Trees, and vegetation management herbicide treatment around the entire woods edge to assist in the control of invasive plants. The Board approved the proposal in the amount of \$7,652.

5.4 Denron will remain the vendor for needed work on the boiler system until the warranty expires. The Board agreed to use Highline Mechanical as the vendor for plumbing/HVAC needs of the Association.

5.5 The Board reviewed the new landscape and snow removal contract from Clough Landscaping. The Board has requested that Clough Landscaping include clearing of snow at the front of both dumpster enclosures and to also include snow removal inside the dumpster enclosure. Once the revised contract is received, the Board agreed to sign the contract in the amount of \$30,600.

5.6 The Board reviewed the eleven invoices received from Denron from the boiler system replacement. The Board authorized the release of payment for a majority of the invoices, with the exception of two invoices, which one includes being invoiced to replace the faulty and defective manufacture hot water tank in Building 265. There were calls made by owners directly to Denron reporting issues within the unit, these invoices will be paid by the Association, and will be charged back to the unit owners ledger since the repairs made within those units are a unit owner responsibility, and not of the Association.

There being no further business, the meeting was adjourned at 4:09pm, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin
Association Manager