

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

1. The meeting was called to order at 2:02pm. In attendance for the Board of Directors were Pam Saidla, Jack Blouin, and Ron Gomes. David Duval and Tom Lopez were unable to attend. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. The Board ratified the Meeting Minutes of the February 26, 2025, Board Meeting.
3. Financial Reports: The Board reviewed the February 2025 Financial Reports. The February financials were unanimously approved by the Board and will be posted to TownSq.

Operating cash on hand \$68,819, Operating reserves on hand \$126,711, and there is \$158,938 invested with Edward Jones.

4. Administrative Matters: The next meeting is scheduled for April 16, 2025, at 3:00PM, this will be a Closed Board Meeting. The next Open Meeting will be held in May.

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 appointed Ron Gomes to fill the current vacant Board Seat.

5.2 The new mailboxes for both buildings have been installed. Approximately 6 owners have not yet picked up their new mailbox keys at the EMG office.

5.3 The Board approved Alliance Landscaping to perform the irrigation start-up/shut down, and fertilization program for the 2025 landscape season in the amount of \$3,719.27. This also includes the trees and shrubs fertilizations. Bartlett Tree will remain the vendor to maintain the Birch Trees.

Management will inform Alliance Landscaping to not perform any work, including irrigation turn on, behind Building 265 until the City of Manchester has completed their work.

5.4 The Board is waiting on an updated list from R.B. Lewis of any deficiencies noted during their inspection including the cost to repair in order to be in compliance per the fire codes. This has been tabled until the next meeting.

5.5 The Board reviewed the new landscape and snow removal contract from Clough Landscaping. The revised contract includes clearing of snow at the front of both dumpster enclosures and to also include snow removal inside the dumpster enclosure. The Board approved and signed the new revised contract in the amount of \$30,600.

5.6 The Board is in the process of gathering information on replacement of the garage heaters for both buildings, including replacement of the boiler system for the clubhouse.

5.7 Jack Blouin will purchase a new State of NH flag to replace the current worn out flag.

5.8 Management will reach out to the pool volunteers to inquire if they are still interested in testing the pool water chemical levels this year.

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There being no further business, the meeting was adjourned at 3:27pm, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin
Association Manager