

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
April 16, 2025

1. The meeting was called to order at 2:52pm. In attendance for the Board of Directors were David Duval, Pam Saidla, Jack Blouin, Tom Lopez and Ron Gomes. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. The Board ratified the Meeting Minutes of the March 26, 2025, Board Meeting.
3. Financial Reports: The Board reviewed the March 2025 Financial Reports. The March financials were unanimously approved by the Board and will be posted to TownSq.

Operating cash on hand \$69,914, Operating reserves on hand \$137,309, and there is \$159,966 invested with Edward Jones.

4. Administrative Matters: The next meeting is scheduled for May 21, 2025, at 3:00PM, this will be an Open 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 Management will follow up with Tim Pappas from R.B. Lewis to provide an updated list with pricing of the noted deficiencies found during their annual inspection.

5.2 Highline Mechanical will return to meet with Jack to discuss the proposal received to replace the clubhouse boiler system, and to also discuss the replacement of the garages heaters for both buildings. Further quotes will be obtained for both these items, and this will further be discussed at the next Board Meeting.

5.3 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.

5.4 Management will send out an email blast to all owners as another volunteer to test the pool water chemicals levels is still needed. Currently six residents have volunteered but coverage for Tuesday is still needed.

5.5 Jack Blouin has met with John Mulvey, the Association maintenance contractor, to inspect some deck columns. The Board is waiting on a quote from the vendor for the cost on replacing the 2nd and 3rd floor deck boards to Trex. This is still in process and the Board is doing their due diligence in planning for this future capital expenditure.

5.6 Management will reach out to Champion Cleaning for the cost to clean the garage flooring. If the price is the same as prior years, the Board instructed Management to schedule the cleaning prior to June 5th.

5.7 A discussion was held on the erosion issue behind Building 265. Jack Blouin will reach out to Caleb from the City of Manchester, Engineering Department to inquire of the status.

5.8 Management will reach out to Alliance Landscaping to assure that they turn on the irrigation behind Building 265 only from the gas line to the north end of the building. Alliance will be informed to contact either Dave or Jack prior to their arrival so they can be shown the exact location.

There being no further business, the meeting was adjourned at 4:35pm, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin
Association Manager