

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 12, 2022

The Granite Heights Condominium Association Board of Directors meeting was called to order at 5:30 PM. The meeting was held at Cedar Management.

Board Members Present: Lester Robinson. Board member present by remote Jo Greenwald, Chester DuPont, and Mark Bourque.

Owners present by remote: Martin Myers, Alex Libby, Ashley Messenger, Deborah Sgro, Dana Argo, Kelly Oloinski, Timothy Treat, Lou Pipitone, Mark Steffan, Nick Sakelaris, Deb Bills, Colette Leavitt, Chester DuPont, Nancy Caron, Donna Poertner, Nancy May Thompson, Nancy Caron, and Alex Libby.

Management: Allan O'Brien

The Board accepted the resignation of member Cynthia Olson effective 9/30/22. The Board will be looking into an appointment to fill the vacant position.

Minutes

Mr. Bourque made a motion to accept the 4/28/22 minutes as presented. Mr. Robinson seconded the motion and all present were in favor.

Financial Reports

The Board reviewed the financial statements for the period ending 11/30/22. As of that date there was \$291,918 in the checking account and \$375,600 in the reserve accounts. For the 11 months ending there was a deficit from operations of <\$18,740>. Units in arrears more than 3 months include 1332, 1360 and 1369.

Mr. Bourque made a motion to revoke the common and limited common area privileges for units 1332, 1360, and 1369 effective 12/12/22. Mr. Robinson seconded the motion and all present were in favor.

Owner Requests

The owner of 1375 submitted information to the Board on Fidium Fiber high speed internet. Fidium will need to conduct a study to install fiber cables in all homes and new underground fiber. Management will be the contact to assist Fidium with the review/study.

The owner of 1020 has experienced water issues in the basement and the vast majority of the water problem has been corrected. Saber Concrete will need to seal a foundation seam to complete the job.

The owner of 1025 has reported a small erosion problem along the foundation and an issue with depression in the lawn along the side of the driveway. Management will monitor the areas.

The owner of 1337 noted that after power washing the buildings all the windows were streaked and not rinsed. The owner of 1029 noted the same problem.

The owner of 1337 has submitted a request to prune brush behind the home. Work has been completed.

The owner of 1380 submitted a request for exterior grab bars that was approved.

The owner of 1354 submitted a request for the approved storm door. Approved.

The owner of 1020 submitted a request regarding water getting into the garage. A gutter was installed and has corrected the problem.

The owners of 1013 & 1014 submitted a request for 6 small solar lights in the wooded area behind the homes. Approved.

The owner of 1364 submitted a note on the health of the tree in the front lawn. The tree will be monitored.

The owner of 1361 submitted a request for the approved storm door. Approved.

The owner of 1361 also submitted a request for external repairs. The repairs will be scheduled. The owner requested removal of shrubs encroaching on the driveway. One of the shrubs will need to be removed the other pruned.

Homeowner time:

The owner of 1003 noted a gutter leak in the front of the home.

The owner of 1016 asked if the contractor would skip putting sand/salt on the walkway and driveway. Management stated that if hazardous conditions exist the contractor will apply treatment to the areas.

The owner of 1029 reported that the snow contractor was using leaf blowers to remove snow at or around midnight. Management will contact the contractor and let them know leaf blower can only be used from 7:00 AM to 9:00 PM.

The owner of 1017 asked about the use of electronic payment. Management noted that the banks charge the received account a fee for receiving the funds and the fees charged were excessive.

The owner of 1025 requested more extensive pruning on mature shrubs and commented that in many areas planting done by residents are not uniform. The owner also asked about updating the directory signs. Management will contact the sign company for recommendations.

The owner of 1017 reported that their vehicle is bottoming out on the speed bumps and asked what the DOT guidelines were. Management stated that the roads are private property and DOT has no jurisdiction. The owner of 1029 also noted the same problem.

The owner of 1016 asked about adding no-solicitor signs. The Board will add them to the property.

The owner of 1025 commented positively on the 2023 budget adjustment and asked for an update on the extension for the building rights. Management reported that the Attorney for the Association has conducted a review and didn't recommend deviating from the terms in the 11th Amendment. All information has been sent to the Declarant and when they have prepared the 12th Amendment the Board will distribute the information to the owners and call for a Special Meeting of the homeowners.

Snow & Landscape Proposal

Precision Property Services has submitted a snow proposal in the amount of \$42,000, a 10% increase from 2022, and landscaping proposal in the amount of \$38,000, a 10% increase. The Board and owners are pleased with their services. Mr. Bourque made a motion to accept the snow removal and landscaping proposal from Precision Property Services. Ms. Greenwald seconded the motion and all present were in favor.

Management Proposal

Mr. Bourque made a motion to award the 2023 Management contract to Cedar Management at the same price per door as 2022. Mr. Robinson seconded the motion and all present were in favor.

2023 Budget

The 2023 budget included increases to snow, grounds, roadway user fee, legal fees, and reserves. After discussion the Board finalized the amount to be \$275 per unit per month effective 1/1/23. Ms. Greenwald made a motion to approve the 2023 Budget at \$275 per unit per month effective 1/1/23. Mr. Robinson seconded the motion and all present were in favor.

Outstanding Items / Maintenance

1358 bury irrigation line rear

1017 New grass side lawn

There being no other business Mr. Robinson made a motion to adjourn the meeting at 7:25 PM. Ms. Greenwald seconded the motion seconded the motion and all present were in favor.

Respectfully submitted,
Allan O'Brien