

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 19, 2021

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, and Stuart Adams. Board member present by remote Jo Greenwald, Cynthia Olson, and Mark Bourque.

Owners present by remote: Chester DuPont, Bill Sievers, Rebecca & Tim Treat, Thomas Huard, and Alex Libby.

Management: Allan O'Brien

Minutes

Mr. Bourque made a motion to accept the 4/25/21 minutes as presented. Ms. Greenwald seconded the motion and all present were in favor.

Financial Reports

The Board reviewed the financial statements for the year ending 9/30/21. As of that date there was \$361,356 in the checking account and \$375,441 in the reserve accounts. For the 9 months ending there was a deficit from operations of <\$10,467>. Units in arrears more than 3 months include 1360.

Owner Requests

The owner of 1338 submitted a request for staining of the rear deck and repairs to the metal flashing. The Board discussed and approved converting the deck board to Trex decking. The metal flashing will be repaired when a lift is on-site.

The owners of 1337 and 1009 submitted a request for cleaning the vinyl siding. The current maintenance cycle call for power washing the building every 5-years. The last washing was conducted in 2018 and the Board will adjust the washing cycle to every 3 or 4 years.

The owner of 1023 submitted a request related to parking. Management has sent prior letters encouraging residents to use their garage and leave the additional spaces for guests.

The owner of 1014 submitted a letter regarding a drainage problem around the home. Management has placed gutter downspout extensions and cleaned the gutter. Drainage problems resolved.

The owner of 1335 submitted a request to resolve water pooling behind the home. Management has met with a contractor and will solicit a proposal for a crushed stone drywell behind the home.

Homeowner time:

The owner of 1020 asked about tree work in the front of the home and commented on the lack of quality landscaping. Management noted that the Board has engaged the services of a tree company for tree pruning and removal this fall and landscaping will be discussed next.

NEW DEVELOPER:

The attorney for Granite Heights has reviewed the proposed 12th amendment and the request to approve a 13th amendment that would extend the building rights for 10-years. Attorney Peter Imse doesn't recommend voting on more than 5-years of extended building rights and made recommendations on the wording of the proposed 12th amendment.

ANNUAL MEETING

The Board discussed setting a date and finding an indoor location for the 2021 Annual Meeting. Management has not been able to secure a location as of yet. The owner of 1020 suggested the Manchester Community College and he will provide a contact name to Management.

SNOW AND LANDSCAPING CONTRACTS.

Management solicited proposals from 7 different contractor and 3 submitted bids for snow removal. The prices ranged from \$38,000 to \$103,000. Landscaping bids ranged from \$33,700 to \$40,664. Many residents and Board members have voiced concerns with the existing contractor Blue Sky. After discussion Mr. Bourque made a motion to award the 2022 snow removal and landscaping to Precision Property Services. Mr. Robinson seconded the motion and all present were in favor.

TREE WORK

The Board has engaged the services of Todd's Tree Service to conduct reduction pruning of the trees in front of some homes this fall.

PAVING

The Board accepted the proposal from American Asphalt to repave the driveways at unit 1014, 1015, 1368, and 1325 in the amount of \$7,630.

Outstanding Items / Maintenance

1358 bury irrigation line rear

1025 remove small pine trees rear

1014 driveway pavement repairs

There being no other business Mr. Bourque made a motion to adjourn the meeting at 7:00 PM. Ms. Greenwald seconded the motion and all present were in favor.

Respectfully submitted,
Allan O'Brien