

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 7, 2023

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: Bill Sievers, Dana Argo, Lou Pipitone, Alex Libby, Deb Bills, John Danish, Colette Leavitt, Mark & Jessica Steffan, and Emily Paquette.

Management: Allan O'Brien

Minutes

Mr. Bourque made a motion to accept the 12/12/22 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 1/31/23. As of that date there was \$322,942 in the checking account and \$375,600 in the reserve accounts. For the 1 month ending there was a surplus from operations of \$1,500 Units in arrears more than 3 months include 1332, 1342, 1360 and 1369.

Owner Requests

The owner of 1009 requested gutters on the front of the home to prevent foundation leaks. A temp fix by placing a plywood deflector should keep water away from the foundation. Management also recommends sealing the foundation crack from the inside, but this will require the owner to remove sheetrock from the finished cellar walls.

The owner of 1020 requested the Board to notify resident in 1017-1032 about proper use of the overflow parking. Mr. Dupont indicated that their a 2-3 offenders parking 2 or more cars in the overflow and not using their driveways. Mr. Borque asked if it was necessary to add additional overflow and send a letter to all about proper use of the overflow areas. Mr. Robinson agreed that a reminder

needs to be sent and that residents should only be parking 1 vehicle in overflow. The owner of 1025 recommended that all ¾ ton and larger trucks should always park in the post office lot. The Board will look into the rules and a parking reminder will be sent to all residents in the 1017-1032 area.

The owner of 1017 asked the Board to consider the use of overflow/guest parking stickers. The Board would issue 1 extra parking permit to each home and the resident would need to display the pass in the vehicle windshield when using the overflow spaces.

The owner of 1025 asked if the parking problems were related to just rental units or owner-occupied homes as well. Management noted both excessively use the overflow parking.

The owner of 1017 noted damage to their vehicle due to clearance issues on the Avon Road speed bump. The owner is looking for the Association to pay for the damage. Management stated that the Association will not pay for the damage and that they should file a claim with the personal carrier. Management agreed to create a template of the owner's vehicle and conduct measurements on the speed bump.

The owner of 1325 requested guidance for the external use of solar lights around and on the home. The current policy is that residents can place up to 3 solar lights in the bed area by the front entry.

Other business

Mr. Dupont asked about future development updates. Management has not received a request from the declarant to call for a meeting.

Others commented that the snow contractor was doing a good job.

Outstanding Items / Maintenance

1358 bury irrigation line rear

1017 New grass side lawn

1361 Foundation crack and remove shrub in driveway.

There being no other business Mr. Borque made a motion to adjourn the meeting at 6:40 PM. Ms. Greenwald seconded the motion seconded the motion and all present were in favor.

Respectfully submitted,
Allan O'Brien