

Attendees: Directors Bob Koester, Dan O'Neill in person, Don Hooper via telephone. Also in attendance, Leo Sprecher [owner via telephone] and Terry Jones/Belle Terre Prop. Mgmt.

Agenda

Trees

Don inquired how the pruning of the trees behind units 38-40 looked. Dan and Bob both indicated they looked fine. Dan noted that the owner in 40 indicated the sap issue seemed better and thanked the Board for trying to resolve the issue. No further action at this time.

Stumps – Dan confirmed the stumps left from the recent removals were lowered by Tony and won't be noticeable once mulch is applied.

Water Leak

The repair for the leak at 36 has been completed. Bob inquired as to why the contractor started the dig at the corner of the building. Terry explained the Water Dept. does not have any schematics to confirm line locations; therefore, they started at the building to confirm they were on the correct line to replace. Cost: No invoice as of yet.

Dan also noted that the plumber suggested and he agreed to replace the aged back flow preventer. The Board will share this suggestion with the owners.

The grounds are in need of “tidying up” following the dig and a plant that was removed needs to be replaced. There are also some damaged branches that need to be trimmed

Action: Dan will pick up a replacement plant for Belle Terre to install during the mulching project. BT will also trim the branches and restore the grounds and bluestone walk.

Rot Repair

Unit 46 – Major siding and deck repairs were made.

It was agreed the carpenter should inspect all the units and submit a list prioritizing the needed repairs.

Chimneys – The Board inquired if there were any significant issues with the exterior of the chimneys reported. Terry confirmed none were reported.

The Board noted the “wood burning” users should be identified as they will need to have an annual chimney inspection.

CPA

Rowley and Associates are working on the 2021 Review; they have conducted their field review; remaining questions will be via email. They will forward the draft review to the Board for approval once completed.

Grounds

Mulch – the Board confirmed the parking and sides should be mulched this year.

Lawn – Weed Control / Terry will follow up with Chippers regarding treatments

Asphalt - It was noted there were some lateral cracks but nothing urgent at this time

Open Requests

There was an inquiry regarding the installation of a walkway. The Board confirmed that would be an owner expense; if interested, the owner would need to submit a formal request to the Board.

Roofs

The Board requested Terry reach out to Weathercheck Roofing to inspect the final 3 slopes to determine if all 3 need to be replaced this year.

Propane

Leo Sprecher joined the meeting to give the Board an overview of recent conversations he had with Suburban Propane. After a lengthy discussion, it was agreed that the fixed price offered by Suburban was a better option than a variable rate. A notice will be sent to all owners regarding the proposal and the need for owners to respond to Suburban by June 3rd.

Annual Meeting

Don Hooper’s term expires this year. Don confirmed he was willing to stay on if no one else was interested in running for the Board.

Open Meeting

The next open Board meeting was tentatively scheduled for June 10th at 10 AM via Zoom.

Adjournment

There being no other business to discuss the meeting was adjourned.

Respectfully submitted,

Terry L. Jones, Recording Secretary