

Mill River Condos

10/21/2019

Minutes - Draft

Diane Fineo

Jackie Bruns

George Silva

Rachelle Honeycutt

Absent – Bruce Bengel(excused)

ASI – Ben Weaver

CTO: 2:30

Reviewed minutes from 9/16/2019 Board Meeting. Corrections to compliance, deck railing list.

Diane Moves to approve the corrected minutes, George seconds, motion carries unanimously.

Rachelle moves at 2:35 to go into executive session, Diane Seconds – Carries unanimously, board entered executive session to discuss legal matters.

Board moved back to regular session at 3:24pm

Letter to 4576 #8 will be revised per the boards comments and then sent to unit owner, in regard to unit flooring issue.

Common area maintenance report.

-Now that swale drains have been jetted – may look into further improvement to the systems after lines were confirmed clear. Swale drain suggested by engineer – will get price for a swale drain to improve drainage in swale for board to decide on at next meeting.

-Concrete repairs for other section – Builder in POA is still getting recommendation to hopefully get some savings on section

-Fitness center has been moved to winter mode (heat, etc) and restocked.

-Window scratched during painting last year will be replaced by Modern Glass and painter will pay for it.

-Warranty work on railing painting will be done by original on the 4457 #4 and 4465 #9 where issues were noted with powder coating. Switching back to Precision powder and blast due to superior

quality of work. Will check with them on timing. Will follow up with price. Diane moves to use Precision powder and blast for the next batch, Rachele seconds, motion carries unanimously. Vertical stave in ground fence by 4450 patio #7 needs to be looked at as well due to freeze/rust damage.

-Painters – Project slated to be completed by end of October. Concerns over temperature and specific problems. Bids and scheduling to be sought for scope next year.

Committee Reports –

ARC

-Sat dish in 4480 #5 – Protruding past limited common elements, tree cannot be trimmed or laced without irreversible damage to it, so it will need to be moved. Letter to be sent to owner, must be moved to another location on patio.

-Suspected business being run out of garage 4457, notice sent to rental manager.

-Letter sent to non-compliant storm/screen door.

-Painting of garage floors – variation on ones going outside of door threshold may cause problems moving forward. Board members will look at their own garages to see what makes sense for a stopping point on the threshold. Moving forward this will not be allowed outside of the door. Letter will be sent to 4444 #5 where brick colored coating comes outside of door threshold, needs to be fixed.

-Timelines need to be established for correcting issues on all letters moving forward. 30 days for minor issues, possible variance depending on what makes sense to timing for specific issues.

-Novelty lighting guidelines will be revised per direction at the last meeting. Rachele will take photo of the correct way to install. Diane asked the committee re-write the letter for this.

Landscaping

-Dead plant replacement and planning nearly complete. Pruning now occurring throughout complex. Arborvitae now being pruned to maintain strength as some have grown too large in areas and have become susceptible to snow damage. Any concerns should be reported to ASI.

-Confirmation of area that needs to be taken care of for landscaping inside of limited common elements on 4505, as some bushes inside area are needing attention. If extra cost is associated this cost maybe passed along to the owner. Diane will confirm if there is a cost associated with this specific part of the project, and Ben will double check the notice responsibility for this in the CC&R's.

-Ben will inquire with roots up about possibility for them to perform the installation of Swale drains.

-Maple trees have been injected to improve health.

-Sprinklers blown out as of today.

Newsletter

-October newsletter has been printed and distributed.

-December will be next newsletter. Seasonal reminders will be added to this. Decorations should not be placed in common area, including bushes etc directly adjacent to patios. Please park in garages wherever possible to assist with snow removal.

-Gutter cleaning – Targeted sections still being done

Diane moves to adjourn, Rachele seconds, Adjourned at 4:30pm