

THE CONDOS AT MILL RIVER

Meeting of the Board of Directors
May 14, 2019 | 2:30pm
1110 W Park Pl. STE 101, 1st Floor Conference Room

Minutes

Board Members Present

Michael Quinn
Diane Fineo
Bruce Bengel
Shannon Sicilia
George Silva

Management

Ben Weaver – ASI

- I. Meeting called to order at 2:31pm
- II. Executive Session – Board moved to executive session to discuss legal matter at 2:32pm. Return to regular session at 2:36pm.
- III. Meeting Minutes – Diane made a motion to approve the April 16, 2019 meeting minutes. George seconded the motion, the motion carried unanimously.
- IV. Common Area Maintenance Report (*ASI*)
 - a. A few remaining dryer vent caps need attention still. Owners are reminded that cleaning vents is their responsibility.
 - b. 2nd light post needs to be ordered where one was hit by mower. Replacement will be ordered, to have replacement match.
 - c. Potholes repaired at east entrance.
- V. Bruce reviewed April Financial Report – currently running over budget, mainly due to snow removal.
- VI. Annual Meeting Date – Tentative 7/18 date for annual meeting. Hampton Inn is available, Ben will look at library community room availability, due to low (no) cost.
- VII. Committee Reports
 - a. ACC
 - i. 2 video doorbell applications received.
 - ii. Cars will be tagged for back in parking (Causing landscape damage and blocking sidewalk).
 - b. Landscape Committee
 - i. Trees planted near 4539
 - ii. Several sprinkler zones repaired.
 - iii. Bark project tentatively scheduled for May 20-24, with edging work prior.
 - iv. Viburnum have recovered after being sprayed.
 - v. No results on soil testing yet.

- vi. Irrigation system reprogramming in progress to get drip zones to run last, so it's easier to see what areas are working.
- c. Newsletter – Summer newsletter will be out soon.

VIII. Old Business

- a. Deck Repainting – George made a motion to allow 2nd half of complex, repaint decks as needed, provided a specific spec is provided. Bruce seconded the motion. George and Shannon vote in favor, Diane and Bruce vote against, Michael breaks the tie, with a vote in favor.
- b. Fitness Center Equipment – Deferred.
- c. Off leash dogs – continuing problems, discussed.
- d. 2019 Maintenance projects – re-striping and re-labeling of certain sections of the parking lot needed.

IX. New Business

- a. Rules Revision – Hard surface flooring regulation discussed.
- b. Rules Revision – Diane made a motion to amend the parking policy to change the term “long term storage” to 2 weeks. Bruce seconded, George, Bruce, Diane in favor, Shannon opposed.
- c. Request made to get bid for roof moss removal
- d. Landscaper to be asked to vary parking so not always parked in front of same building.

X. Meeting was adjourned at 4:15pm.