

Longmeadow Condominium Association
Minutes of Board of Directors Meeting
January 17, 2017

Board Members Present: Ruth Nappe, Kit Kaolian, Liza Sivek, Mary-Ellen Cortigiano, Property manager Arin Hayden of Levey Miller Maretz.

Absent: Maureen Pasko

Also in attendance: No additional attendees.

Meeting called to order at 7:08 p.m.

Motion to accept minutes as amended by Mary-Ellen Cortigiano, Ruth Nappe 2nd. Motion passed.

Treasurer's Report, Ruth Nappe:

Bank Account Activity:

Starting Operating balance: \$197,592.92

Ending Operating balance: \$118,896.94

Reserves:

Starting Balance: \$177,720.05

Ending Balance: \$188,742.14 (Move \$11,000 over and \$22.09 in interest)

We have more than \$100,000 in the checking account coming out of year end.

We hit our budget goal in 2016 for reserve funding.

Property Manager's Report, Arin Hayden:

- Arin talked about insulation, something that will protect against mold damage. The foam-type of insulation for the floors under the crawlspaces does not hold moisture. Also R48 insulation is recommend for the attics. Talked about utility company's energy program, getting all unit owners to sign up for energy audit which costs just about \$100 and pays for itself right away.
- Met with the architect (Including Bob Austin, and others) @ 34 JD, she has had ice-damming. The attic was warm while it icy cold out. The Mansard-style roofs (which 34 JD is one of 12 units in the complex which have this style) do not have enough insulation and ventilation. Also, in general, all units do not have nearly enough insulation and heat is going into the attic. Likely the architect will recommend making it the Mansard-style roofs like a regular roof. .
- Lawn/Snow: Landscaping contract still under review, not signed yet. Re: Snow / Black Diamond: We are generally are pleased with snow removal this year so far. They should be piling snow in island areas, not parking spaces. There are some areas for improvement.

- Gas company will be back in the Spring to review what needs to be fixed, e.g. grading, seeding, etc. -- especially around 82-84 Salem Walk.
- Fencing. Discussed different bids for the replacement of the wood stockade fences: the 300-foot run of stockade fence along the back of Salem Walk (Buildings #3, 1-15, and #4 17-31) and the 285-foot run on Greenwich Way (in back of Buildings A6, 48-58 GW and A5, 60-70 GW).. Discussed whether to use Vinyl or wood stockade style. No decision made.
- Looking at which units will need brick work next year.

Old Business:

- UI's tree contractor, Lewis Tree Service, will be removing four trees near the back of 1 SW and the Merwin Avenue sidewalk. Also a few other trees along Merwin will be taken care of. UI is paying for this; however they will not be removing the stumps for trees cut down on our property.
- The Board will be meeting next Tuesday to pick up reviewing the rules and regulations.

New Business:

- Liza Sivek will not be running for re-election in June.

Adjournment:

- Mary Ellen made a motion to adjourn the meeting at 8:29 pm. 2nd : L. Sivek.. **Motion Passed.**