

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.  
BOARD OF TRUSTEES OPEN MEETING  
October 29, 2024, 6:30pm

Those in attendance:

Andrew Boettcher

Anna Lymycz

Thomas McNee

Jerry Aquino

Nicholas Malcolm

Erin Spiliotopoulos, Matrix Property Management Group

Brian Bolger, Matrix Property Management Group

Jenny Hollingsworth, Matrix Property Management Group

The open meeting was called to order at 6:36PM. Mr. Boettcher made a motion. Mr. McNee seconded.

### **Minutes**

The minutes from the July 25th, 2024 meeting were reviewed by the Board. Mr. Boettcher made a motion. Mr. McNee seconded. All present voted in favor.

### **November 1<sup>st</sup> Increase**

Management noted that due to capital projects coming due in the near future, the Board will be raising the fees on November 1<sup>st</sup>. The increase will be to fund the capital and the Board intends to reserve a portions of the increase to pay for repairing common and garage doors and beautification of the community. The Board agreed to waiving late fees until February 2025 so owners have time to save for the increase. Mr. Boettcher made a motion to approve the increase. Mr. Malcolm seconded the motion. All present voted in Favor.

### **2024-2025 Budget**

Management noted that the Association does not have a normal fiscal year. There were increases in insurance and capital transfers. Mr. Boettcher made a motion to approve the proposed budget. Mr. Malcolm seconded the motion. All present voted in Favor.

### **Snow Contract**

The Board received two bids for snow removal for the community. Mr. Boettcher made a motion to move forward with Talon Landscaping for the 2024-2025 snow season. Mr. Aquino seconded. All present voted in favor.

### **DCA Inspection**

Ms. Spiliotopoulos noted that after reviewing the DCA inspection report that was received earlier in the year, management did not agree with the violations and was able to challenge the report. After meeting with the DCA, it was noted that most of the violations did not align with condo laws and were removed. Management will notify residents when the next inspection will take place.

### **AC Unit**

Management noted that residents must maintain their AC units. This includes the screens and sleeves. The Association will be sending violations out for all residents who do not update.

### **Installation of Signage**

The vendor for the signage has almost completed the project. We are just waiting for the final 4 signs to be installed.

### **Community Improvements**

Mr. Bolger reviewed the sinkhole project that we are planning to repair within the upcoming weeks. It was requested that management contact Ms. Wilner for information on what happened previously and if the state got involved with the sinkholes.

### **Community Reminders**

Management reminded residents of the following items:

Remove dead plants ahead of winter.

Holiday decorations should be installed 1 month prior to the holiday and 1 month after the holiday ends.

Residents must follow the newly established washer and dryer regulations. Owners are encouraged to call the management office if there are any questions.

Management reminded owners to properly use the bear dumpsters to increase efficiency.

Being no other business, the meeting was adjourned at 7:39pm. Mr. Boettcher made a motion. Mr. Malcolm seconded the motion. All present voted in favor.