

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.  
BOARD OF TRUSTEES OPEN MEETING  
MARCH 26, 2024, 6:30pm

Those in attendance:

Andrew Boettcher

Lisa Laskaris

Anna Lymycz

Nicholas Malcom

Erin Spiliotopoulos, Matrix Property Management Group

Brian Bolger, Matrix Property Management Group

The open meeting was called to order at 6:37PM. Mr. Boettcher made a motion. Ms. Lymycz seconded.

### **Minutes**

The minutes from the November 28<sup>th</sup>, 2023 meeting were reviewed by the Board. Mr. Boettcher made a motion. Ms. Laskaris seconded. All present voted in favor.

### **Financials**

Management reminded the community of the increase that began in February 2024. It was noted that if residents had any questions, to contact our office.

### **Annual Meeting and Election Reminder**

Association members were encouraged to participate in the annual meeting and election to be held on June 26<sup>th</sup>. Ms. Spiliotopoulos noted that we are accepting candidates in good standing and to apply if interested.

### **Reserve Study Law**

Management stated that there was a law passed earlier this year regarding mandatory reserve studies for Associations within NJ. This law requires associations to have a reserve study completed every five years to review reserve items and the financial health of the Association. This law requires a certain percentage of funds be present in the reserve accounts which could cause potential increases in the future. Ms. Spiliotopoulos noted that we are in the process of getting proposals from qualified engineering firms.

### **Washer and Dryer Resolution**

Ms. Spiliotopoulos noted that the Fire Marshal and Plumbing Sub Code approved the proposed indoor dryer vent for installation. It was noted that homeowners have to use this specific dryer vent if they decide to have a washer and dryer. Management stated that the specific dryer vent is listed on the resolution. After discussing, Mr. Boettcher made a motion to ratify the washer and dryer resolution. Ms. Lymycz seconded the motion. All present voted in favor.

### **Bear Dumpsters**

Management noted that the bear dumpsters have significantly decreased bear activity in the neighborhood. The association has hired a vendor to repair the broken lids and perform routine maintenance.

### **DCA Inspections**

Management reminded residents that if they have received a letter regarding the DCA or Fire Marshal inspection, they must follow through with what was requested. If they have additional questions, please contact our office. Fines will be given to residents who do not comply with these violations.

### **Installation of Signage**

The Board is in the process of creating signage to navigate the community. They are in the process of hiring a vendor for these services and hope to have it completed by the summer.

### **Community Regulation Reminders**

Management will be sending out a newsletter reminding residents of the rules and regulations. It will also be posted to the website and sent out by mail/email.

Being no other business, the meeting was adjourned at 7:05pm. Mr. Boettcher made a motion. Ms. Lymycz seconded the motion.