

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES EXECUTIVE MEETING
July 26, 2023, 6:30pm

Those in attendance:

Andrew Boettcher
Mary Beth Wiczerzak
Thomas McNee
Lisa Laskaris
Anna Lymycz
Erin Spiliotopoulos, Matrix Property Management Group

The open meeting was called to order at 6:41pm. Mr. Boettcher made a motion. Mr. McNee seconded.

Minutes

The minutes from March 29th were reviewed by the Board. All present voted in favor.

Financials

The Board reviewed the budget increase scheduled from February 2024. It was noted that the Association fees will be increased \$60k to cover capital projects such as; roofing and concrete. This increase will begin after the special assessment ends in January 2024. Mr. Boettcher made a motion to approve the \$60k increase. Mr. McNee seconded the motion. All present voted in favor.

Washer and Dryer Resolution

Ms. Spiliotopoulos noted that the Board has finally completed the washer and dryer resolution for the community. It was discussed that we will require proper permits, installation and information for the washer and dryers to be valid. This included machines already installed prior to the resolution. Management will require all homeowners to fill out an application for modification for the Boards approval. If homeowners have a question on the process, please contact the management office. Mr. Boettcher made a motion to approve the amendment. Mr. McNee seconded. Ms. Laskaris and Ms. Lymycz also voted in favor. Ms. Wiczerzak abstained from the vote.

Construction Update

Mr. Boettcher noted that work has begun on stoops and concrete within the community. After a walk through with a construction vendor, the biggest liabilities were determined and have been scheduled for repair. It was noted that we intend to fix all stoop and concrete issues within the next 3-4 years.

Mulch

The Board noted that mulching of the entire community will take place this year.

Modification Approvals

Ms. Spiliotopoulos stated that for any modifications on common property, they must be presented to the Board for their approval. This includes patios, walkways and decks.

Bear Dumpsters

Management stated that no one should be removing the carabineers from the dumpsters and if they see something they need to call our office.

DCA Inspections

Management gave a quick reminder that the DCA inspections are scheduled for August 30th.

Violation Reminders

Ms. Spiliotopoulos reminded the community of outdoor storage violations and towing. Household items cannot be stored outside. All planters need to have plants in them. Areas must remain neat and tidy. There are no dog tethers allowed.

Homeowner comments:

- Can the Association power wash the buildings?
 - The Board will be reviewing this item next year. We are hoping to fit it in the budget.
- Can the Association purchase a bear proof dumpster for V Building?
 - The Board is reviewing the current bear dumpsters to see how effective they are.
- What is covered in the insurance?
 - Management will send the homeowner the policy for their review.

Being no other business, the meeting was adjourned at 7:19pm.