



OPEN MEETING

February 24, 2026

7:00PM

Call to Order: The meeting was called to order by Andrew and seconded by Jerry. All the board in favor.

Introduction: Erin introduced herself and Jenny as the property managers from Matrix. Andrew introduced himself and the rest of the board to include Jerry, Vin and Anna.

Approval of Minutes: A motion to approve the open meeting minutes from October 21, 2025, was made by Jerry and seconded by Andrew. All the board was in favor.

Financials- Erin went over the financials and stated the association was \$13,000 over the snow budget. She said if there is no more snow through October, the association may be ok because the fiscal year ends at the end of that month. Matrix is waiting to receive the audit and once received we will send them to the board for review and approval. Once the board approves the audit, Matrix can send out the financials to owners who request them.

Old Business

- **Fannie/Freddie Mae Update-** Fannie/Freddie may required the association to have several components of the property inspected and replaced/repared. The board approved FWH Engineering to complete the roof/façade inspection. The roof inspections will be done by the engineering company using a drone. Matrix received bids for the sump pump and baseboard heaters to be replaced. Matrix has received calls from owners who are concerned they won't be able to sell their units, however Erin stated non-conventional loans are still an option and units are selling.
- **5 Year Review-** Erin went over the items that are a priority to include the step and concrete repair. Andrew stated once the roof/façade inspections are done, Matrix will receive the specs and send them multiple vendors to bid on. Matrix will then present those bids to the board for them to decide which vendor will complete those projects. Andrew stated the roof replacements are to begin this Spring and should be completed this year. The board is looking at different loan options to cover the roof expense, but in the meantime, they are putting money into the roof repairs. Andrew stated the garage doors and rear common back door are a secondary priority and that will depend on the finances after the snow season is over.

New Business

- **Snow Updates-** Erin informed the community that during a snowstorm, don't park on the main roads, so that the vendor can plow close to the curb. Erin then stated if power is lost, keep the sinks on drip, so the pipes don't freeze and to contact Matrix

- with the issue.
- Landscaping Contract- Matrix stated they presented the board with over 3 bids from landscaping companies. A motion to approve White Tree Landscaping for the 2026 season was made by Andrew and seconded by Vin. All the board was in favor.
 - Porter Service- Matrix stated they presented the board with 3 porter/handyman vendors for 2026. A motion to approve EF Painting Home Solutions LLC was made by Andrew and seconded by Vin. All the board was in favor. Erin stated the vendor is onsite to do repairs, maintenance and cleaning for common areas. She informed owners to contact Matrix if there was an issue, not the vendor.
 - Spring Projects- Erin stated the Spring Projects are to include steps, concrete, roofs, facades, landscaping, mulch and hard pruning.

Adjournment- A motion to the meeting was made by Andrew and seconded by Vin at 7:44pm. All the board was in favor.