

Meadowlands Condo Association

Minutes of the Meeting of the Board of Directors

March 12, 2025

Meeting called to order 2:58 pm

Board members in attendance: Norma Couture/Ralph Mancinelli/Ronald Saunders/Annette Sturtz. Ray Harvey joined via teleconference.

Executive Summary

The board meeting covered several key points on financials, repairs, and owner requests for structural changes. The minutes from the February annual meeting were accepted. Financials were discussed as usual, with further discussion on financial deposits for projects later in the year to lock in pricing. The board discussed the request for a six-foot transom window addition at a condo unit and the addition of security lighting at another. Norma and Ralph were unanimously approved to continue in their current roles after the election at the annual meeting.

Review of Financials

Prior to the financial review, a motion to approve the annual meeting minutes was made by Ray, seconded by Annette. The minutes of the annual meeting were unanimously accepted.

- An update on current financials and year-to-date expenses and income was presented.
 - Bank balance is \$55,013.85. CD value is \$30,064.56, and the outstanding loan amount is \$52,311.
 - The roofer will be contacted to confirm pricing and the amount of deposit, if necessary (\$15,000). Given the commitment from the condo and our ongoing relationship, it is hoped the deposit will be forgiven.
 - Stripe-It/Seal-It, the projected road contractor for asphalt sealing and road repair, will be contacted regarding a commitment on the driveway rebuild work at Bldg 36, units A,B,C, and the entire complex road sealing. A deposit amount of \$2200 is expected to be required.

Operations

- Porches
 - Unit 34D is due to have the front porch rebuilt as part of the ongoing replacement plan. The expected cost is \$8000.
 - Unit 30B owner requested additional attention to her porch and leaking gutter. It is suggested that the gutter is too small for the volume of water. A proper gutter solution will be required and a rebuild of the deck to fix structural issues due to settling. The deck and post of the porch will be replaced, leaving the roof intact. Rick Hastings has been asked to open some calendar dates for this work.
- Lighting and Exterior Changes
 - Unit 34D owner submitted a request for a motion-sensitive light on the garage. The board discussed various concerns including the placement of the light, the visibility,

and the need for an on/off switch. There was discussion of the need for a standardized approach to any exterior building changes and maintaining building uniformity. A potential pilot test for the lighting and its impact was suggested; however, how to do that without a permanent installation and proper wiring was raised as a concern. The overall issue was tabled for further consideration.

- Unit 30B owner requests approval of a 6' transom window installation on the side deck area of the building. Once again, building integrity and uniformity was discussed. The board was concerned about the engineering of the proposed change, given the necessary building support and the length of the proposed window. The response to the owner will suggest that a double-hung window would be a potential replacement for her original request, presenting fewer structural issues and overall uniformity. The owner will be requested to submit detailed plans for installation and drawings of the window style and location. At this time, the board voted to decline the project as submitted but will welcome additional plans. Ray, the board secretary, will draft a written response to the owner.
- The roofing work will begin in the July/August timeframe. Building 34 owners will be reminded that skylights will be evaluated for their integrity (many being original), and replacement of skylights will be done at the time of the roof installation, at the owners' expense.

Miscellaneous Issues

- A standardized request form for owners to use for approval of any changes to their condo, interior or exterior, was introduced for review. This would replace the current arrangement of phone calls or emails and present a standard approach for tracking all activity. The discussion on this process was taken as an action item for the next meeting.
- It was proposed that all newly re-elected and current term board members remain in their current officer positions and duties. The board members agreed unanimously.
- To expand the number of meetings open to owner attendance, the following dates were set for regular board business meetings, with owners invited to sit in.
 - May 14, August 13, and October 8.

Meeting concluded - 4:00 pm

Next board meeting – April 16, 2025

Respectfully submitted by

Ronald T. Saunders, Member of the Board of Directors, and Clerk

March 30, 2025