

NORTH POINT CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES – OCTOBER 30, 2023

Present: Nancy Bonk, Ralph Brooks, Ken Clifton, Dave Cunningham, John Greer, Jeanine Kalajainen, Dan Nero, Russ Perkins

Ken Clifton, President, opened the meeting at 9:00 a.m.

New Business:

Ken called the meeting to discuss tree maintenance issues. History has proved that handing our tree issues one at a time, as problems arise, is very expensive because equipment and manpower must be brought each time which is very costly. We have been in discussion with Tom Finley to develop a tree maintenance plan that will provide for taking care of trees before they become issues or problems.

We recently had limbs come down at one of the condos that resulted in damage to their visitor's vehicles. While we were not responsible for the repair of the cars, we want to be proactive to avoid these types of issues for our residents.

A discussion ensued to decide the best method of proceeding with on-going tree maintenance to propose to Tom Finley, the tree contractor we prefer because of his knowledge of our grounds and his quick response to our emergencies - day, night, and holidays.

After several options were discussed, Nancy made a motion, seconded by Dan that we enter into an agreement with Finley's that will provide a monthly payment to him for ongoing tree maintenance with the following work plan to be directed by John Greer:

First: *Dangerous* conditions with leaning or vulnerable trees near buildings.

Second: Trees leaning along North Point Drive, Bristol, and Trillium, that if they fall, could block the roads.

Third: Trees that encroach buildings, which could be issues for the health of our roofs beginning with the newest roof replaced.

Nancy offered to maintain a log of the completed tree work and location and report to the Board each month. The motion was unanimously approved.

Jeanine reported that she has been investigating the possibility of our Association applying for a grant that may be available to us through the Western PA Conservancy for financial assistance in paying for preservation and maintenance of our green space. She is at the beginning phase of her research and will continue to investigate and keep the Board informed of her findings.

On another matter, Dan reported that we are currently replacing gutters on Building 5 and at the same time, we want the contractor to look at about half dozen gutter issues on other buildings that may be able to be handled while they are on site to avoid charges for them to return to handle the work.

Dan made a motion to adjourn at 10:30 seconded by Jeanine Kalajainen.

Respectfully submitted,
Nancy Bonk, Secretary

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