



Lookout Board <thelookoutboard@gmail.com>

July Board Communication

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Sun, Jun 30, 2024 at 9:12 PM

Draft

Welcome new owners!

Parking passes

Parking for the upcoming holiday

Minutes from 06/26/2024 Special Meeting

New Board Member

Bench has been moved

Welcome new owners!

Please join us in welcoming two new owners to the Lookout. Aimee Griffin and Joey Stump from Mountain Home, Arkansas purchased unit 212 from Shirley Berk on 5/10/24, and Seth and Allyson Brawer from Holden, Massachusetts purchased unit 311 from Deb and Ty Gagne on 6/6/24. Welcome Aimee, Joey, Seth and Allyson!

Parking passes

All owners have now been provided with two yellow guest parking passes. The property manager will start checking the lot to be sure all vehicles have either a yellow parking pass or a red and white owners sticker. Any vehicles without the proper pass will have a notice placed on their vehicle. We assure you that no vehicle will ever be towed unless we are certain it is not a Lookout Guest or Owner and several warnings have already been issued to that vehicle.

Parking for the upcoming holiday

We have the Fourth of July holiday coming up and there is no better place to be than at the Lookout to watch the fireworks. We do have to make sure that all owners and guests have a place to park though. Please keep the guest parking to a minimum. All owners are allowed two spaces, and if you have several additional guests parking it does not leave room for all. Please do whatever you can to minimize the number of spots you need for guests. You could suggest they carpool, park on the available street parking, walk, or perhaps park your own vehicle in a public lot if you have a pass and open your spaces to your guests. Please help us make this work.

Minutes from 06/26/2024 Special Meeting

New Board Member

Please join us in welcoming Mike Coscia - 403 - to the Board. Thank you, Mike, for offering to volunteer your time and energy to our very active board.

Arthur's Bench

The bench has been relocated to the area behind the swing-set.

Wishing you all a spectacular Independence Day!

HCOA Board



06262024 Special BOD Meeting Minutes.pdf

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**Horizons Condominium Owners Association
Board of Directors Meeting Minutes
Wednesday, June 26, 2024 | 6:30 pm**

The Meeting of the Board of Directors (the “Board”) of Horizons Condominium Owners Association (the “Association”) was duly held via zoom on June 26, 2024

There were present:

x	Kathy Degan
x	Ed Chamberland
x	Tom Tremblay
x	Michele Butler
x	Michael Abbott
x	Vinny Zaccardi

Constituting a majority of the directors and a quorum. Also present were:

	Michael Coscia		Jody Mooradian		Linda Ho
	Sharon Zaccardi		Jill LaPointe		

ITEM I. Owner Requests

Kathy Degan

- Cottage 6 Unit G3 requested to install a Sun Setter awning on the back deck of Cottage 6.

MOTION WAS MADE BY KATHY DEGAN AND 2ND BY MICHELE BUTLER TO APPROVE THE AWNING INSTALLATION AS REQUESTED BY COTTAGE 6 UNIT G3. VOTE WAS UNANIMOUS TO APPROVE.

The awning will be installed after September 15, and the owners will notify the Property Manager of installation plans.

ITEM II. Administrative Items

Kathy Degan

- Board member vacancy
 - Michael Coscia, unit 403, requested to fill the vacant Board seat, term of which expires in May 2025.
 - Michael was given the opportunity to speak to the Board and the floor was opened for questions.

MOTION WAS MADE BY MICHELE BUTLER AND 2ND BY KATHY DEGAN TO APPROVE MICHAEL COSCIA TO FILL THE VACANT BOARD SEAT. VOTE WAS UNANIMOUS TO APPROVE.

ITEM III. Old Business

- No old business discussed

ITEM IV. Old Business

- No new business discussed

ITEM V. Adjournment

With no further items of discussion:

MOTION WAS MADE BY KATHY DEGAN AND 2ND BY MICHELE BUTLER TO ADJOURN THE JUNE 26, 2024 BOARD OF DIRECTORS MEETING. VOTE WAS UNANIMOUS TO APPROVE.

Meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Michele Butler

Secretary