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| **Meeting summary for February HOA open meeting (02/20/2025)** |

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| **Quick recap** |
| The meeting focused on various community issues, including building work, septic system progress, and the exploration of new platform options. Concerns were raised about the performance of Dylan, landscaping, snow removal, and the condition of certain buildings within the community. The attendees also discussed the need for more board members, the management of community funds, and the transparency of the association's benefits and maintenance workers' tasks. |
| **Next steps** |
| • Terri to address Dylan's work performance and behavior issues. |
| • John to call Leo tomorrow to discuss his concerns. |
| • Terri to obtain and provide a standard operating procedure (SOP) for maintenance workers' daily tasks. |
| • Terri to ensure maintenance workers start earlier during snowstorms. |
| • Terri to resend the January status update to all owners. |
| • Terri to investigate email server issues causing delivery problems. |
| • Board to consider implementing monthly community meetings. |
| • Unit 115 needs to have the ceiling painted. |
| • Terri to address the rough screen frame issue in unit 115 with KPI. |
| • Board to review and potentially adjust employee holiday schedules. |
| • Board to consider extending office hours beyond 1 PM on some days. |
| • John to meet with Teresa (1801) next week to discuss community concerns. |
| • Board to ask CP Engineering about the prioritization of building repairs, specifically regarding Building 10. |
| • Terri to remove the metal sign covering recycling instructions in Building 19. |
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| **Summary** |
| John opened the meeting, noting the presence of five people in the room and several on Zoom. She clarified that the meeting was for information only, as there were only two board members present, and they could not vote on anything. Terri also mentioned that Betsy, who was supposed to attend, was unwell and would be undergoing surgery. |
| **Building Work, Septic System, and HOA**John discussed the ongoing building work, with KPI contracted at a flat rate of $60,000 per month for 5 years. He also discussed the progress on the septic system, with new tanks being built and expected to be installed soon. A study on the capital reserve fund was also mentioned, with the initial review completed January 15, findings will be conveyed once a complete report is received. Terri also talked about exploring new options for a platform to replace the HOA, with a potential cost of $1,000 per month. She emphasized the need for more help on the board and encouraged interested individuals to reach out. Lastly, she clarified the snow removal policy, emphasizing the importance of cleaning the area around the car before moving it. |
| **Addressing Concerns and Community Matters** |
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| Terri addressed various concerns and issues raised by the attendees regarding Dylan's performance, landscaping, snow removal, and various community matters. Terri committed to addressing these concerns, including speaking to Dylan about his performance, ensuring that snow removal starts earlier during storms, and replacing salt buckets with ice melt. She also encouraged the attendees to join the board and participate in the upcoming election. Additionally, Terri discussed the need for more board members to help manage the community's affairs. |
| **Addressing Association Concerns and Meetings**In the meeting, Katie expressed concerns about the association's benefits and the lack of transparency in the management of the community. Terri responded by explaining that the benefits are part of the compensation package, and that the association is not a federal site. The discussion also touched on the issue of maintenance workers' tasks and responsibilities, with Terri agreeing to provide a list of their daily tasks. There was also a discussion about the frequency of meetings, some suggested that they should be held more frequently.  |
| **Attendance (ZOOM)**

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| ATTENDANCE |
| Terri Slagle |
| Lucy 1109 |
| Leo 314 Spruce (Leo) |
| May 1413 (May) |
| Jeff Stieh 614 (Jeff Stieh) |
| Lindsay |
| Jackie’s Beauty Grove With Oliveda |
| Sarah 1806 (Sarah Carbone) |
| Sean 709 |
| mikeladolcetta 1211 (mikeladolcetta) |
| Joy 1911 (Joytrese George) |
| Joe F 1405 (Joseph Fiore) |
| Joseph Devergillo 406 (Joseph Devergillo) |
| Laura Stier 1416 |
| Mary Anne Zahorchak 1713 |
| Karen 603 (KAREN AULISIO) |
| Allison 1714 (Allison) |
| jess 1801 (jess Patane) |
| William Palaferro 815 (William Palaferro Easton UNICO) |
| joe 1503 (united wireless 2’s iPhone) |
| Andres |
| Jim |
| Alka |
| Leidy |
| Karen Smith 1710 |
| Katie 1909 |
| Nugent 1213 |
| Lynn Ropke 2110 |
| Erika K |
| 908 347 7121 |
| Erika K |
| 2112- Jacqueline Valdes-Lizasuain |
| joe 1503  |

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