

Minutes

ESTATES AT TREMONT CLUB CONDOMINIUM ASSOCIATION

Board of Directors

October 15, 2014

The Board of Directors of Estates at Tremont Club Condominium Association met pursuant to call on September 17, 2014. Those members present were Clyde Seidle, Roger Helmick, Edward Bobay, Keith Banks, and Joan Buffington. Denise Davis was excused.

Call Meeting to Order: Clyde Seidle called the meeting to order at 6:35 P.M. and a quorum was established.

Others present:

RPM Manager Lisa Fetheroff

Residents: Beverly Burgoon, Delores Kramer, Connie Kristoff, Becky Dailey, Barbara Cash, Jan Domengus, Cyndie Grant, Barbara Boggs, Stephanie Friel, and Joyce Davidson.

Guest: Ron Malloy with Hidden Creek Landscaping, Inc.

During Open Discussion the following matters were discussed:

- *Ice Dam's request to identify what residents need to do to have installed. Provided residents with copy of current Ice Dam Installation Policy and Application request. **Response:** Each owner that wants to do this must complete and turn in the appropriate application. Materials can be purchased by owner and RPM is willing to provide quotes to install. Other contractors can be considered for installation as well.*
- *Concern expressed on pet waste stations being used for regular pet waste disposal and other items. Residents asked the board to consider removing pet waste stations. **Response:** The Master association is working on a rule and regulation to remind residents these are for use when exercising pets and that everyday waste is to be placed in the weekly solid waste container for disposal.*
- *One resident asked if the budget would include cost for needed concrete repairs. And if the board would guarantee repayment if work pursued now at owner expense. **Response:** Some level of funds will be in the 2015 budget until that amount is determined and which work would be done the Board could not provide a guarantee of reimbursement in 2015.*
- *Unit owner asked status of a bush replacement at 4689 Prestige that has been removed. **Response:** Bush will not likely be replaced until next spring.*
- *Concern expressed about a leaning tree that was recently planted. **Response:** The tree that is leaning will be re-staked.*

REPORTS

Minutes – The Board reviewed the minutes of the meeting held on September 17, 2014. Comments: Joan indicated she should be marked as excused and several spelling correction were noted for correction.

Clyde Seidle motioned to accept the minutes as amended. The motion was seconded by Ed Bobay and the motion was approved by all.

Financial Statement - The Lisa presented the financial statement. It was discussed that the board should look at the capital expenditures for 2014 and be prepared to consider a request to transfer some monies from the reserve fund to offset some higher than anticipated major expenses at the November Board meeting. Roger Helmick motioned for acceptance of the financial statement as written subject to audit. The motion was seconded by Keith Banks and the motion was approved by.

Joan pointed out that several CDs are maturing and will be rolled over into 1 year or 270 day CDs. Interest rates will be approximately 1.1% to 0.8 % respectively. The Go Green proposal for payment books has been well received to date.

OLD BUSINESS

Clyde Seidle updated the Board concerning the Website development for the Associations.

Clyde Seidle reported that the Joint Contracting Committee will be sending a new set of Landscape and Snow/Ice Specifications for final review and approval by the 3 boards for use in 2015.

Clyde Seidle reported we have a quote for the porch and foundation work. The estimated cost is \$10,500.00. He will prepare a letter to submit these costs along with others previously identified to SREG. The draft letter will be sent to all board members before sending. We will include a request the pay the cost adding ADA ramps as part of what will be sent.

RECORD'S OF ACTION - None

NEW BUSINESS

Joan Buffington discussed a proposal from Hidden Creek that up to 13 unit owners may consider to have downspouts taken underground. Ron Malloy with Hidden Creek also discussed the proposal. Generally the Board felt what was being proposed was consistent with the new Enclosed Roof Drain Application and Policy. If unit owners desire to proceed they each need to complete the application and submit it to Ed Bobay, Chairperson of the Building and Grounds Committee for review and approval before proceeding.

COMMITTEE REPORTS

Duties and Regulations – No report

Buildings and Grounds - Received several new applications for review and consideration. None ready for further discussion at this time. One application that includes changes to the existing gutter system will need to be submitted on the "Application Exterior Modification" as contained in the Rules and Regulations Handbook. This one if submitted will require whole board review and approval.

Budget and Finance – No report

Communications – No report

Social – Held another successful Mugs and Muffins social and planning another one for the winter.

NEW BUSINESS – 2015 BUDGET REVIEW

Board reviewed the draft 2015 budget.

Current overview: TCM has approved its 2015 budget which includes a \$15.00 per month increase.

The draft budget for the Estates currently has a \$10.00 per month increase. Some minor adjustments were made that included adding funds for a 1 year review audit, removal of concrete collar repairs in 2015, and reduction in several Landscape items including a reduced cost for Pet Station pickups.

A Special Meeting will be held on Wednesday, October 22, 2014, 6:30 PM at the Clubhouse. Purpose is final review and approval of a 2015 Budget.

The meeting was adjourned at 8:47 PM.

Respectfully submitted,

Clyde Seidle

President

Minutes approved by ETC Board on October 22, 2014