

Monday October 26, 2020

Annual Meeting

Upham Farms

Total Unit Owners in Attendance: 16

Budget Overview:

The Association budget is on target for the fiscal year. There have been no unforeseen overages of costs.

See spreadsheets for more details.

No delinquent HOAs

2 Unit owners have not paid the special assessment and will not set up a payment plan.

1 Unit owner on a payment plan to pay the special assessment

Envelop Project Update:

Due to COVID the even side project has been put on hold to not go over budget with costs of parts/material.

Odd side fronts and garage roofs are completed and under budget.

Issue with town permits, need a unit owner to get involved with getting future permits. Town needs individual permits for each unit if any work gets done currently. Did not budget for this as this is not the norm.

Any unit owner who has not paid town taxes lead to issues with getting permits as well

Water Usage Update:

Whenever main water is shut off, some unit owners have issues with water pressure afterwards. Need to think of how to deal with this in the future.

Septic Update:

Maclure is working with company to repair septic. Annual maintenance is happening and working on how to repair septic to meet current codes.

Landscape Update:

Monitor landscapers contract and fall clean up. Final payments made after final walk through at the end of the contract.

Need to focus on dealing with weeds for next year and how to deal with the walkways and overgrowth in garden beds along the garages and walkways.

Snow Plowing:

Considering adding 60/40% of salt & sand to new contract. Approved to use contractors from last winter.

New Board Members:

Peter Leonard, Bob Doolin, and Ted Houghton are no longer on the board. Three new unit owners volunteered to be on the board – Jim Flanagan, Laurie Rotando, and Colleen

Property Manager Update:

Taylor will be taking on just balancing the books and paying maintenance bills, dealing with closings, and working on contracts and bids. However, restructuring of how the property will be handled was discussed in which each board member will take on a more hands-on approach to smaller projects/parts of the property.

Discussion of Tenants and Owner Behaviors on Property:

Many concerns about how individuals have treated, talked to, and interacted with property management and board members. Unit owners must provide renters rules, expectations, and conduct. New board will look at ensuring all renters and unit owners now proper expectations of how to contact management going forward.

Meeting Adjourned