

**Saco Woods Condominium Association
2018 Annual Meeting**

Saturday, December 10, 2018 10:00 am

Property Manager Erik Chandler called the meeting to order at 10:05 am. (29) owners were present and another (14) represented by proxy. Quorum was certified as being met. Attendance was same as last year.

Nate Infinger from Infinger Insurance spoke on SWCA Condo Insurance, deductibles and claims process living in a condo environment. A letter was presented to owners to take with them to their agent on what is recommended for coverage. You don't need to be his client to ask him questions and he can be reached at 603-447-5123.

A motion was made by Peter Steele with a second from the floor, waive the reading of the 2017 minutes, the motion carried and the 2017 annual meeting minutes were approved by those present. The Board and owners introduced themselves.

PROPERTY MANAGER'S REPORT

2018 ACCOMPLISHMENTS

- No Common Operating Dues Increase For Fifth year in a row. Carport Owners dues will be increasing from \$10 month to \$25 month for 2019.
- Roofing / Ventilation Work - Building 3 – last one in 4-year cycle
- New Carport #2 Roof (\$15,000)
- Dryer Vent Clean All Units/Repairs (\$10,000)
- Skipped Exterior Rot work and Painting 2018 in lieu of Interior Painting of all building hallways (\$30,000)
- Propane Conversion from Amerigas to Eastern
- Replace Smoke and CO in all Units (\$7000)
- Continued Hallway Carpet Replacement Program (\$13,000)
- Carpenter Ant Treatment All Buildings – Every Year
- Squirrel Issues (\$3000 in 2018)
- Clean Carpets all Buildings – Every year
- Pump all Septic Tanks and Inspect Pump Stations-yearly to ensure lifespan
- Complete Septic Pump Station Repairs and Control Panel Relocate per code (\$5000)
- Followed Certified Arborist Recommendations for Tree Pruning

GOALS

- Town of Conway Directing Further Boiler Issues
- Mandate Water Heater Replacement if over 10 years old
- Carport Roof Replacement, one per year (2017-2020). Carport 4 done 2017, Carport 2018
- Fund Road Replacement

2018 FINANCIAL STATEMENTS AND 2019 BUDGET

Manager Chandler presented the status of 2018 budget and reviewed the 2019 budget in detail. A motion was made for membership to accept budget by Jeanette Heidmann. Motion passed.

Security System is it Time?

An open discussion took place regarding security system...is it time to invest \$50 to \$100,000 on security as the board has been approached by a few owners regarding this issue.

Comments:

A neighborhood watch and good communication, being good neighbors is enough.

Experience from an owner's whose work has cameras, even with High Def cameras the police won't use the image unless it is perfectly clear and even then sometimes they won't pursue.

Due to some recent issues an owner feels very strongly we should invest.

If you see something out of the ordinary call the police and file a report. Let the property manager office know so we can obtain a copy of that report.

If we see strange activity regularly we can call and ask the police to do additional drive by through the neighborhood.

An issue of short term lease (30 days in by-laws) was discussed and several owners would like to see that longer.

In the dumpster building it would be nice to catch and fine folks, but is the capital investment really worth it or do you just pay \$1000 or year or so to haul off items?

Comments, Question and Answers

Line Striping was brought up and we have a new volunteer to help Wendy.

Lighting Repairs : it was suggested we contact our power supplier to see if rebates available

Sprinkler System: in two years it was brought up with quarterly tests the horns have not been heard. Perhaps it is just the strobes. Property manager will look into.

Please provide copy of budget with meeting minutes of the annual meeting

By-Laws question; yes owners can receive a copy of by-laws upon request, or you can obtain from Registry of Deeds as they are recorded and a matter of public record.

ELECTION

Two board member terms expired this year. As we had more than two nominees we voted by ballot.

Roy Larson was nominated by Raelene McLellan

Raelene McLellan was nominated by Roy Larson

Tricia Howard was nominated by Peter Steele

Jim Waters was nominated by Dick Stoneman

Ellin Leonard was nominated by Paula Shappell

All nominations were seconded by the floor and each nominee was asked to speak about themselves and their interest.

A volunteer from the floor was ask to help tally votes, Jeanette Heidman offered, and all votes were counted and checked by Jeanette, Paula Shappell and Sara Holtby.

Ellin Leonard and Roy Larson took the most votes and are official new board members for a three year term starting Jan 1, 2019. First regular board meeting will be January 22, 2019 6pm at unit #89 where officers will be voted on by the board of directors.

Prizes of breakfast or lunch at The Sunrise Shack were raffled off by EG Chandler.

There being no further business being brought before the board the meeting was adjourned at 12:30.

MAINTENANCE AND IMPROVEMENT SCHEDULES

Roofs: Completed

Building 4: 2015
Building 2: 2016
Building 1: 2017
Building 3: 2018

Rot & Paint:

Building 1: 2013
Building 4: 2014
Building 2: 2015
Building 3: 2016
Building 1: 2017
Interior Halls: 2018
Building 2&4: 2019

Carpet:

Building 1 Middle Floor: 2014
Building 2 Middle Floor : 2015
Building 3 Middle Floor : 2016
Building 4 Middle Floor : 2017
All Entry Sections: 2018

Carport Roofs:

Carport 4: 2017
Carport 2: 2018

New Building Security Door Keys:

Building 4 2019
Building 1 2017
Building 3 2016
Building 2 2015

Dryer Vent Cleaning: (Every other Year)

Completed 2018