

Saco Woods Board Meeting
Saturday, July 30th 2022
9am @ Unit #89

Attendance:

Quorum established (3). In attendance Paula Shappell, Ellin Leonard, Patrick Barrett, and Ann Millett. By phone Matthew Morano. Also, in attendance for a portion of the meeting was Erik Chandler from EG Chandler (our property manager).

Owner's Comments:

No owners were in attendance.

Administrative:

Brought into record were the meeting minutes of 6/4/2022 as approved by the board via email on 6/16/2022.

Hutchins Drive Gate Update: An engagement letter was executed with DTC Lawyer Sharon Somers, a land use attorney, out of Exeter NH with unanimous vote from the board on 7/30/22.

Site Survey and Condo site plan update: Still waiting for a proposal back from Holden Engineering.

Financials:

The Audit Review Draft for 12/31/2021 was received and reviewed. It has been sent back to the accounting firm with some minor changes requested. We hope to have the audit review finalized before the next board meeting.

Erik Chandler provided a copy of the financials through 7/29/2022.

Building and Grounds Maintenance:

Water Main Shutoff Work: Schedule for Building 2,3, and 4 Water Main shutoff replacement was discussed with Property Manager, as well as mechanical room Bldg 1 source of a slow leak (or condensation) around the seal of the pipe ring.

Hot Water Heater replacements: Thank you to those owners that have replaced their hot water heaters and sent pertinent information to the board to update the list. We know many of you have replaced we have just not received much for documentation. Please provide that proof of installation, take a picture with model #/warranty with the date of installation. If unable to, send a detailed copy of the invoice with model # and warranty info. Please email to board.sacowoods@gmail.com or leave in the black drop box in carport 89. Anything received by the Property Manager will be forwarded to the board. A reminder the board will be considering forced replacement in the future for those units remaining with water heaters outside of their 6 months beyond the expiration of the warranty date and the unit owner will be responsible for all costs to do so.

Garbage disposal removal update: Building 3 & 4 Complete, 1 & 2 will be completed end of August/early September. It was noted by plumber there was a lot of grease in pipes/partially clogged pipes. He requested that we notify owners not to dispose of grease down any drain and no food. Baskets/strainers were provided in units where garbage disposals were removed. All other units need to utilize baskets/strainers.

Bird Feeders: There was a motion to discontinue the allowance of bird feeders year round. The motion was seconded, and it was voted (4) yes and (1) no to discontinue the allowance of bird feeders. Attached is a copy of what the board reviewed in their determination of no longer allowing bird feeders.

Paving: The paving of the new parking area at Building 1 and all main entrance walkways will be coming soon as Town of Conway Site Plan approval from the Planning board was received.

Landscape/watering efforts: 15 or so small evergreens have been transplanted at the road side end of build 1, and 10 spruce saplings were planted behind bldg. 4. Maple trees (3) are on order & McSherry's schedule for fall planting, two behind Building 1&2 and one for Building 4.

Water conservation guidelines have been posted at all buildings.

Tree pruning done.

Post Office and carport repairs plan: Ellin to work with postmaster on light needed on the back side of the mailboxes. Paula will be obtaining pricing for repairs as budgeted to spruce up the post office to include new roof and painting, as well as for carport siding as needed. We will do what we can within budget.

New Business:

Propane: We locked in with Eastern Propane for \$2.40 gallon for Sept 1, 2022 – May 31, 2023.

Dumpster Building: Signs have been posted on the dumpster building stating we only accept Household Trash. No large items are to be left. The board voted to pass along fees to unit 88 owner for items left.

Dryer Vents: The majority of the dryer vent cleaning has been completed. EG Chandler will coordinate the balance of the units that still need to be completed.

Transformer Box: Building 3 sinking at an angle into ground. Eversource has been contacted to inspect.

Bow and Arrow activity: Conway Police inquired if anyone has seen bow & arrow activity on Saco Woods property or next door. If you have seen any such activity and not previously reported, please contact Conway PD 603-356-5715, Officer Kessler in charge.

Unfinished Business

- a. Rekeying green doors/dumpster building, Knox box for fire Dept plan, still waiting for pricing
- b. Backup power pump house 2023
- c. Update rules: No Electric Grills on Porches, American Flag policy, no bird feeders
- d. Septic Lines proactively clean – need to obtain feasibility and pricing

Owner Comments:

The board discussed the handling of the receipt of an owner's comments/questions via email. These will be reviewed by the board at the next scheduled board meeting from the date of the email and if any action needs to be taken it will be noted in the meeting minutes. If it is an action item that needs to be acted upon before a scheduled board meeting the board will handle accordingly.

Unit 28 requested: "how a board member votes on various issues should be made public- board member's name and how they voted- their yes or no vote", be considered. The board welcomes anyone to attend a meeting and listen to the discussion and how each of us vote and why. We will continue to record votes in minutes as they have been, as is general practice, with the # of yes and no votes, or if unanimous.

Unit 3 Dogs Peeing on grass: The board does not wish to choose to make further rules on where dogs pee. However, we will ask all owners to be considerate of the new grass and efforts put forth. Bringing dogs further away from entryways to edge of woods should be considered.

It has come to the board's attention that someone has been posting misinformation regarding 2023 dues. The board will be discussing the 2023 Budget in the upcoming months.

Next Meeting Dates:

Saturday, August 27, 2022, 9 am @ Unit 89

Saturday, October 1, 2022, 9 am @ Unit 89

Meeting was adjourned at 12:20 pm

Why No Bird Feeders Year Round

While the board is truly empathic to the 1st floor owners that can enjoy bird feeders in the winter months, there are many others that have expressed concerns over the multitudes of squirrels and chipmunks they attract and the damages they can cause. Given the market out there for the best squirrel proof bird feeder this is a well-established fact that bird feeders attract squirrels as squirrels love the birdseed.

However, squirrels can also do damage to buildings, will chew through wiring, siding, sheetrock, just about anything to build nests in warm places and we have this here at Saco Woods.

This past winter season a bird feeder was put up out back of building 2 in late winter and packs of red squirrels were seen many times under that feeder and a concerned owner submitted an email. This same owner had a dead squirrel in their utility room, perhaps entering through a dryer vent opening. As it was mid-season and birds were used to being fed, this was not the time to remove feeders as the birds had become accustomed to the food source.

We have recently fielded several comments/complaints and I have personally observed squirrels climbing porch screens. This complaint has been heard in the past as well.

Storage of seed in carport sheds and outside closets—even though in a sealed container, attracts the squirrels. Damage has been seen in a carport from a critter gnawing on a 2x4 with a metal birdseed container right next to it.

Squirrel and chipmunk activity has been seen in many outside closets and carport sheds.

One owner sprinkled cayenne pepper, a natural deterrent on his porch floor to keep them away one spring. That bird feeder was well over 20' away.

During the rot/windows projects several nests and squirrel activity was discovered, both in ceilings on porches and behind siding in nice warm insulation. Photos below of the worst one and a photo of wire that was chewed.

To provide professional squirrel exclusion so squirrels don't get into outside closets and potentially find a good place to build a nest in an exterior wall with nice warm insulation is extremely costly—well over \$5000 per building and would require access into every unit.

Removing a food source by removing bird feeders is a known prevention method to keep squirrels and chipmunks away. Trimming branches away from buildings is another which has just completed.

