

Saco Woods Condo Association

Board Meeting Minutes

Sunday, September 14, 2025
4:30 pm, Unit 39

Website: <https://www.sacowoods.com>

Username: swcaowner

Password: First19saco!

Attendance:

Quorum established (3). In attendance were board members: Paula Shappell, Ellin Leonard, Michael Tolin, Patrick Barrett and George Barth.

Owner's Comments:

No owners were in attendance

Administrative:

- a. Carport updated site plan in progress
- b. Discussion in response to comments from owners selling and their realtors, in regards our \$25,000 master deductible per unit for water damage and some mortgage company requirements. The Board decided to leave the master insurance policy as is, and will not approve an addendum to cap the per unit deductible as requested by realtors/banks.
- c. Ellin Leonard agreed to place the Hazardous Waste Event Poster on unit doors.
- d. Meeting minutes of June 22nd, 2025 were approved July 14th, 2025 and distributed to the Board.
- e. Confirmed unit 59 through wall unit A/C has been removed prior to sale of unit as agreed per 2020 agreement.

Financials:

- a. July Financials have been received and distributed to the Board.
- b. Eastern Propane fixed pricing for the 2025/2026 season has been set of \$2.179/gal for all unit owners and pump house heat.
- c. CD at Avidia bank for \$109,731 auto renewed for 1 year at 3.3%.

Building and Grounds Maintenance:

Building Maintenance Update:

- i. Reviewed the moving forward with septic pump replacements, updating the pump house piping- and repair a slight leak to a main line, and added replacing the 2 booster pumps for the water system as recommend. Some of the work will require water to be shut off for a day and details will follow when a date is determined.

- ii. EG Chandler confirmed leak into Unit 61 was caused by water from the tub emergency overflow/drain issue in Unit 69.
- iii. Leak repaired in Unit 94, shower valve. Ceiling still needs to be repaired in Unit 86.
- iv. Waiting for a quote from EG Chandler on high window cleaning.
- v. Waiting for a quote from EG Chandler on parking lot crack sealing.
- vi. Walkways have been sealed.
- vii. Parking lot line striping in progress.
- viii. Painting of Buildings 1 and 2 entrance pushed back until 2026.

Grounds Maintenance:

- i. Recreation Area parking stumps scheduled for removal by Richard Pendery.
- ii. Second mowing of leach fields has been completed.
- iii. Fence replacement at the back of Building 3 has been completed.
- iv. LA Drew will complete any further pavement patching will be completed in 2026, we will relook at the did to complete any further work on back road.
- v. Tree planting behind Building 1 has been delayed until drought conditions improve. We agreed to another round of professional deep fertilization on trees and shrubs around the buildings for approx. \$768.

New Business:

- a. An oak tree by the far end of Building 4 parking should be removed due to falling acorns.
- b. We reviewed the board approved dedicated handicapped parking spaces approved for couple of 1st floor front units. Unit 76 will be removed for misuse of the handicap placard/space. Two dedicated building handicap parking space are available at the non buzzer entrance of that building.

Unfinished Business:

- a. Eastern Propane week of August 6, 2025 performed a full system inspection. No issues were found.
- b. Vegetable Gardening agreement for 2026.

Owner Comments:

- a. Unit 41 grill issue has been resolved.

Next Meeting Date:

- a. Next Board meeting for financial review budget work session on Sunday, October 26th at 4:30 pm in Unit 39.
- b. Next full meeting to vote on the budget will be Sunday, November 16th at 4:30 pm in Unit 39.

Meeting was adjourned at 6:43 pm.