

Board of Managers Meeting-September 2021

25 SEPTEMBER 2021 / 11:02 AM / Online via GoToMeeting

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager, and 7 on-line (Connie Cancilla #1308, John & Avery Jones #1102, Anthony Lazarony #505, Susan Mapson #1205, Bill Horn #509, Don Laird #406, and Mary O'Leary #409).

AGENDA

OPEN FORUM FOR GUESTS:

- N/A

TREASURER'S REPORT:

- Nanette Bartkowiak, Treasurer, reported as of 09/25/21 our total cash assets are \$204,137.00 broken down are: \$161,831.00 (Checking Account), \$42,306.00 (Reserve Account). Capital projects of \$62,250 for building M and \$64,550.00 for building F. We need to do some moving of money between the checking and capital reserves accounts. We have too much in checking that needs to be moved to the Capital Reserves account. Projects such as the decks should be paid for from the Capital Reserves account. Nanette and Rick are meeting virtually, with our account Amy, on October 20th to get the accounts in order. Lee noted we need to approve the 2022 budget at the November 2021 meeting. Nanette will report the new account information at the October 30th Board of Managers meeting. We are in very good shape. The treasurer's report was approved with motions from Suzanne and Kimberly.

SECRETARY'S REPORT:

- The secretary's report of the minutes of the August 28, 2021 meeting was approved with motions from Colleen and Suzanne.

MANAGER'S REPORT:

- **Reported by Rick Clawson**
 - **Building & Grounds Crew:** Our guys are doing a good job getting smaller tasks done.
 - **Water Leak:** The water leak issue is the main concern with the discovery of water bills being way over what they have been in the past. We believe the leak is in the parking lot at the pool building. While checking the water meter, it was discovered that the sump pump was running continually. When the water was turned off and the sump pump shut off, within a couple hours it was full and ready to flood the basement in the pool building. The water was checked for chlorine. Rizzo Excavating will be coming the week of September 27th to dig up the area to find the leak. Utility marks will be taken care of before they start to dig and begin the discovery process. Rick noted that over the past 10 years we have had issues with the area ; a valve replacement was made as well as the repair of a joint that had blown another time, so we know where the water lines are. He also believes it's

MANAGER'S REPORT: *(continued, water leak)*

groundwater just east of the 300 building on the lower road as it is very wet. We will dig there and believe there is no chlorine or fluorine and most likely it is groundwater.

- Lee gave some background on the discovery of the water leak: While working on the 2022 budget, it was noticed the monthly charge for water and the annual figure was way above what we had budgeted. The breakdown of the monthly bill showed increases steadily. In an effort to find where we are using so much water, all vacant units were checked, but if you have something in your unit that is running, please let us know. The water behind the 600 building turned out to be just really high groundwater level from the heavy rain we have been having. It's been hard to locate where the source of the leak could be because the water usage is all on one meter. While continuing to try and narrow down the increased water usage, it was thought perhaps it could be coming from the 300 building area, where it is wet, but it is believed to be the springs causing the issue. It was found the issue was with the pool building. Looking ahead we need to consider master shut offs and meters at each building rather than one primary meter. Building meters should have been done by original builder, and will be an expense to install, but should look into for the future.
 - Rick also noted that if it was an actual water leak from a building, the water would go to the sewer system. The wastewater readings are constant with no increases indicating it is not from a building. There could also be something underground that is contributing to high ground water levels. He will continue to check on the issue and update with findings.
 - Colleen asked what the plan was to make sure all cars will be given proper notice to move cars in the pool lot before Rizzo gets here. Rick noted there aren't many in the lot, maybe three cars affected, and that he knows who owns the cars that will be affected. He can't tell the owners when it will be until he has notification from Rizzo and will then let owners know to move their cars from the lot.
- **October Newsletter** - The Newsletter will be coming out this week. Rick will include the consent form for those going back to off-season housing. He will send in eMail too. A reminder was made that when the temp drops below 20 degrees, we will go in and check the units as a proactive approach to any issues with pipes.
- **Bicycle Storage & Identification** - We don't mind having bikes stored in pool buildings but they must be identified. In May of this year, when it was time to get the pool building open, there were two or three bikes chained to the racks that no one claimed. The racks went out with bikes still chained to racks.
 - Lee noted storing bikes in the pool building is something we do as a courtesy and we are not required to do so. If it becomes an issue we will stop doing that. Bikes must be identified and you assume any risk of damage. Whatever date they need to be out, they need to be removed or we will remove them.

MANAGER'S REPORT: *(continued, roadside concrete pads)*

- **Roadside Concrete Pads** - Anthony Lazarony #505 asked for an update timing for concrete work. He would like to invest in a pad for his unit. Rick noted the roadside cement pads are not being done this year as the contractor does not have time to do them. People don't want to travel here for small jobs. Rick's list notes four people who are interested in roadside cement pads. Mr. Lazarony asked if there were any sidewalks being done as well. Rick answered not this year. Lee stated we have spent the money and need to do sidewalk work in the spring of 2022, along with the cement needed for the 1200 building and mailboxes by the L building. Temporary patches to both the 1200 building and L building mailboxes pad have been made until we can get the contractor here in the Spring.
- **Bicycle Storage** - John Jones #1102 asked when bikes need to be brought to the pool building for winter storage. Rick noted they will need to wait until the pool is closed at the end of October and then will need to be out by May 1st.
 - Nanette asked if the chains of bikes not claimed, and still chained to the racks, can be cut chains and the bikes gotten rid of. Lee remarked we can put together a form for bike storage in the pool house. The form will be signed by owners with the acknowledgement that if the bikes are not picked up, they will be removed. Bicycles need to be identified as well. Rick will put this information in the newsletter. Nanette also asked about the bikes currently chained on the racks that have not been claimed. Lee stated at the time when the racks need to be put away for the winter, those bikes will be stored, but if they have not been claimed, the chains/locks will be cut off. We simply cannot keep them in storage. We will give people time to claim them but if they are not claimed, they will be disposed of. Rick will put this information in the newsletter.

COMMITTEE REPORTS:

- **Social/Recreation Committee:**
 - **Organizational Meeting** - Nanette reported the committee met September 2nd. The group came up with an event calendar for 2022 hosting many robust activities. Included are activities such as water aerobics and potlucks, along with other fun events. The committee is open to adding more things; please contact Nanette or Marilyn with ideas. Lee asked Nanette to put together an events list for the next newsletter as well as the reminder to contact the committee with any ideas.
- **Beautification Committee:**
 - **Organizing of Gardens** - Nanette reported they are ready to take down the trees and finish the clean up of the garden bed by K and L building. This will begin the week of September 27th.
 - If you are interested in being on the Beautification Committee, please let Rick, Marilyn, Nanette, or a Board member know.

OLD BUSINESS:

- N/A

NEW BUSINESS/CORRESPONDENCE:

- **1200 building downspouts** -The Board received correspondence from a resident in a neighboring building concerning the amount of noise from the new gutter system on the 1200 building. It was noted that no concerns were raised from the 1200 building residents regarding the new gutter system. Lee explained the configuration of the new deck's gutter system installation to keep water from dripping to people on the lower floors. It works well, but makes noise when rain hits it. The contractor is looking for different ideas but is not certain there is any way to avoid the gutter from making noise, as it is the sound of water hitting the gutter running into the pipe. While here, they looked at reconfiguring the downspouts, but this would cause the gutters on the building to look worse and create the same noise. There is not really anything to be done about it. We are continuing to look into it, but there may not be an alternative. It was noted that there have been no issues reported with the 500 building with that problem.

OPEN FORUM FOR GUESTS:

- **Mary O'Leary #409** -Asked for clarification about the meeting with Amy regarding moving money from checking to reserve, specifically the big project for \$64,000. Lee explained the project was in regards to the decks. The 1200 building was done later than planned due to Covid and the 500 building was an emergency replacement.
- **John Jones #1103** - Asked about the concrete in front of mailboxes at the L&M buildings. Lee reported we tried to fix it but the area still puddles water. We are looking at what can be done differently before it gets cold enough to freeze pooling water. The area was fixed, while trying to save some money. We cannot get a contractor here to do this right now and cost is also a factor in repair right now, so a temporary pad was installed. We are looking at what we can do differently such as fixing the low spots. Another idea is to maybe build a deck rather than a concrete pad but it will all depend on the costs and beating the approaching colder weather.
- **Susan Mapson #1205**- Susan stated the balcony looks pretty nice from her understanding. She asked if Rick could take a photo of it and put it in the next Newsletter. Lee added a request for photos of both projects to be taken for the newsletter. He would also like to show the new innovative gutter systems installed. Mrs. Mapson thanked everyone involved for all the work with getting the project done after being put off due to Covid. She appreciates it very much.
- **Lee Davies - President** - Our future capital projects plans for 2022 will put water issues with leaking in 500 and 400 buildings, as well as the fresh water pipe leaking issue from the pool house parking lot, the priorities. These projects are the primary response for avoiding future damage to units and our focus for next year.
 - **Anthony Lazarony #505**- Inquired about lining up concrete for next year and if that is in the budget. Lee stated yes, it will carry over and is an ongoing project. Mr. Lazarony reported there is a problem with the concrete by his unit that is causing a trip hazard. Lee explained the heavy equipment used in the projects for the 500 and 1200 buildings caused some damage to some of the sidewalks and are scheduled to be replaced next year. Let Rick know about trip hazards so we are aware and so we can patch the damage. Rick will come over and take a look at the sidewalk. Mr. Lazarony offered to help find other people that might be interested in getting the cement pads installed and will let Rick know. We currently have four on the list and will canvas in the Spring again before work begins.

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, October 30th via GoToMeeting. Many residents are not here now and the hybrid meetings are challenging to hear what everyone is saying. Covid cases are high locally and skyrocketing to the highest they have been during the pandemic. We will stay virtual for the remainder of the year. At this time, the annual meeting will take place in person, unless bylaws are changed.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:34 AM with a motion to adjourn from Colleen. No executive session was held.

Respectfully submitted,
Kimberly A. Alonge, Secretary