

Mayflower Annual Meeting Minutes 2019
(Approved 1.21.2020 at Annual Meeting)

Tuesday, January 22, 2019 5:00 PM
Bangs Community Center, Pole Room
70 Boltwood Walk Amherst MA

Persons Present- Kelley Knight (Trustee), Michelle Matuszko (Trustee), Cliff Wilkinson, Paul Normando and Kolly-Ann Tran, Joyce Harper, Nicole Joyce, Shireen Chaudry, Alan St. Hilaire of Valley Property Management.

Call to order 5:10pm

Reviewed 2018 Annual Meeting Minutes, accepted with amendments.

Budget discussion and review, Alan mentioned that fees will need to increase within the next 2 years. Kelley proposed holding off until 2020 increase. Alan mentioned making a motion to approve a \$25 increase effective Jan 1, 2020 and send out notice in late 2019 so as not to have to revisit and approve after 2020 meeting. Motioned and approved to do the increase Jan 1 2020 of \$25

Kelley suggested we roll CM fees into the assessment and not have separate line item in budget. Alan agreed to make this change going forward.

4) Old Business - Reviewed, no comments or adjustments

5) New business -

Discussed vinyl siding project, and Alan explained that more than half the cost came from the reserves. Last assessment in Feb. Work underway.

Discussed post lights failing and the cost of excavation and electrician to replace, either reactively section by section, all at once to save money with one visit by contractors. Discussion continued to building mounted lights, post lights, or some new style of post lights that avoid spilling into units.

Kelley, Nicole, Shireen and Michelle agreed to look into light styles. Consider new posts, new light heads and try to find something that does not shine back into the units. Along with new posts and lights we will replace wiring with conduit underground.

Discussed siding project and making sure that there is flashing or caulking to keep the water out from behind the siding below the window sills that are recessed. Alan will check this and review with all star prior to final payment.

Some discussion on the land between unit 1 and Rt 9, where the new gardens are. Some said it may be conservation, some say it belongs to the yellow house next door and some said it belongs to mayflower out to Rt 9.

Shireen – Asked that we check lights in second building trash room, some still not working – Alan agreed to send maintenance.

Discussed unit 1 water leaking repair, Paul said he did not think that it was fully repaired as per the contract with basement systems. Kelley went on to explain that our responsibility to patch and seal pipes only and no more (no sump pump etc).

5d - Insurance claim with unit 5, slow leak from water pipe inside the wall feeding toilet. Discussion went on to talk about the insurance and where master policy and unit policy lines are. Betterments are not covered by the master policy but the baseline unit is, including the original finishes such as carpets and cabinets but nothing more than were original. Initially association tried to push back against a claim being filed, but the ins co said we may have a legal fight if we told the owner we would not use the insurance as required by the master deed and bylaws.

Discussed the issue of some units having missing grounds. Do we send bills for each unit that was not grounded and had the final Fleming Electric bill for ungrounded panels to each unit owner or does the association pay (all 25 units). Motion made to bill individual unit owners, seconded and approved. Alan will bill back to individual owners.

Alan brought up Mass Save and that if all unit owners take advantage of the program there is 90% subsidy. Alan will talk to Kendrick about their experience with Mass Save (and ask about JAM fees).

Alan to contract repainting of lines and numbering of spaces, install speed bump in front of second building. 3-4 units in from end of building.

Discussion moved to landscaping - now that we have new siding, perhaps the landscaping should also be improved. Some of older bushes perhaps should go, and maybe trees. Ask for recommendations from landscaper about whether or not trees should be removed, bushes removed and replaced, etc. Landscaping assessment, what can be done to beautify the buildings? Maybe come up with simple design and then cost to implement, can it be done in stages?

Discussion came to back storm doors, and standard look but that we would not assess and replace them all at once, each unit owner would decide when to replace them.

Discussion went to the kick plates on back doors? Are they covered by siding?

Nicole Joyce asked about back patios or exclusive use areas. Kelley explained that it had a long list of implications including bank / mortgage notifications for conversion from common to exclusive use areas. Also concerns over added maintenance costs for improved areas on exterior that the association would have to maintain. Kelley also said we would need a legal opinion as to what might be required to make this change. Start with legal opinion and go from there.

Meeting date set for Tue Jan 21st, 2020 at 5pm

Kelley asked if anyone else had suggestions for new business, no one had any suggestions.

Meeting adjourned 7:15pm