



**Summer Reach Condominium Trust
Board of Trustees Business Meeting Minutes
Monday, March 7, 2022 at 5:00PM
Closed Meeting / Clubhouse Board Room**

Attendees: Paul Anderson, Gary Benink, Mike Malone, Leslie Murphy, Larry Sinsimer

Pool Contract Update (Larry)

- Larry reviewed the proposal from Aqua Blue. The total cost for 2022 is \$2K, plus chemicals. Oceanside was \$5,400 in 2021 at \$120 a week, \$200 for our license, \$450 each for opening and closing the pool, plus chemicals. Our savings would be approximately \$2K.
- Larry made a motion to approve the contract with Aqua Blue with a \$1K deposit, \$1K payable in August, and the chemicals paid at the end of the season. Seconded by Gary Benink with a 5-0 vote in favor.

Thorndike Transition Update & Release (Larry & Mike)

Paul Anderson made a motion to sign Exhibit A Release and Indemnification Agreement to the Settlement Agreement; seconded by Leslie Murphy. The Board was unanimous with the settlement and signed Exhibit A. The final check from Thorndike for \$13,020 will be wired to the transition account.

Fin Com Meeting Update – 2021 & 2022 Budgets (Paul)

The 2022 budget to date looks good, other than snow removal. The Board and FinCom do not want to touch the reserve account for anything, except future maintenance. FinCom will come up with new terminology for the “contingency fund”. Paul will follow up with who is responsible for our 2021 taxes (RGR or the Dartmouth Group).

Snow Bills

The Board raised the possibility of an assessment at year-end to cover the overage with snow removal. The Board agreed RGR would discuss the snow budget overage at the March 14th Quarterly Unit Owner meeting.

Business Meeting Minutes

Mike Malone made a motion to post a summary of Board Business Meeting Minutes since the transition is now complete. Seconded by Leslie Murphy. Vote was 5-0 in favor.

Engineering Report – drainage (Mike)

The engineering report on drainage will be posted to our respective sites.

Our catch basins will be cleaned in 2022.

The bottom of Basin #1 will be weeded by volunteers in April.

RGR Bills

Mailings to unit owners from RGR will be sent only when necessary such as our annual budget and voting.

The Board will discuss RGR's monthly invoices at the meeting on March 13th.

RGR – 2021 Accounting issue

The HOA fee error for the 2021 fiscal year has been addressed by RGR.

RGR Management issues

Clarity of what is in RGR's scope of work will be discussed on March 13th to help resolve monthly billing concerns.

Tomasi – clubhouse use (Mike)

Tomasi will address issues with clubhouse use with their crew. The key code has been changed. The Systems and Infrastructure Committee will maintain appropriate access during storms after 11:00PM.

Responsibility List (Leslie)

The Association's responsibility list is stale. Leslie will work with RGR to update the list for Board review.

Power Washing

Some units have mold/algae that require power-washing. Options were discussed and are being tested. There is not a line item in our budget for power washing. This will be revisited at an upcoming business meeting.

Modification Requests

Leslie will create an Excel modification request tracking sheet. Too many requests are not complete upon submittal.

- Murray – 6 Founders/new porch. Since this is the first Billington to request a porch addition, the Board requested further review by the Design Review Committee.
- Schartner – 8 Ardmore/porch upgrade. Previously approved, but still requires the addendum to be signed.
- Mahoney – 32 Danforth/porch upgrade. Approved 5-0 in favor with the condition that a new COI naming RGR, SR, and the unit owner be incorporated.
- LaBlanc – 4 Compass/porch upgrade. Approved 5-0 in favor with condition the addendum be submitted.
- Hill – 29 Gristmill/window replacement. Approved 5-0 in favor of window replacement in existing porch/dining area. Approved 4-1 (Leslie opposed) replacing full windows for transom in bedroom. Both windows require a signed addendum. The Board approved the exterior design change since it does not impede on other's privacy or any common area.
- Miskel – 24 Danforth/porch modification. Approved 5-0 in favor with the condition a diagrams are submitted from Evans.

March 14th Quarterly Meeting

The Board created items to be added to the agenda for this meeting.

Adjournment

Motion made for adjournment by Paul Anderson. The meeting was adjourned 7:26 PM by unanimous vote.

Submitted to the Board of Trustees on March 25, 2022

Leslie Murphy, Co-Chair and Recording Secretary