ABV Condominium Trust
Board of Trustees
10/08/2014
Meeting Minutes

Attending: Phil Mallet, Chair, Bob Morgan, Vice Chair, Carl Barstow, Secretary, Dennis Fitzpatrick, Treasurer, Ann Walsh and Lynda Williams, Sharyn Beauregard (Recorder), Herb Martin, Evergreen-Association Mgr.


Herb Martin, our Association Manager from Evergreen, was introduced to the Community.

Owners Time: Diane McGuire gave summary request for railing installation at her Condo. Ed Clary spoke in support of Diane’s request.

Conservation Committee Report: Bob Mercier provided a blueprint of the conservation area. Arthur Allen has been hired to work for Keystone (not Noblin) to review/assess status of Detention Ponds. (Shane Oates has been hired to work for Noblin.) Maintenance needs to be done once a year, however, everything must be documented in writing.

Officer and Committee Report

1. Treasurers Report: Dennis Fitzpatrick reported that he is waiting for the September checkbook. Bills are continuing to be paid, i.e., Attorney, Engineer, Accountant, etc. All snow assessments have been received. The Snow Removal contract will be signed shortly with Taylor Made. This will be a 3 year fixed price contract.

2. Legal Committee Report: Ann Walsh provided an accounting of bills paid to date to our Attorney. Her committee continues to review and report on upcoming legislative bills. The committee will make motions and move items forward to the Board, i.e. Fair Housing Amendment, etc. Motion was brought forward again regarding the CertainTeed siding Warranty. Motion 2nd and after significant discussion, motion was voted down (1, yes; 5 no, and 1 abstained) due to insufficient information. Ann will investigate further with CertainTeed, and Herb Martin will also follow-up.

3. Landscape Committee Report: Ruth Desimone reviewed the process for all Landscaping projects. The committee continues to work on procedures and policies and is currently reviewing terms and conditions for a landscaping contract. The committee will have recommendation on contract language by November 6th.

4. Clubhouse Committee Report: Bob Beauregard reported drawing for parking around clubhouse has been finalized and will be posted and attached to any future rental contracts.

5. Matrix: Bob Morgan has moved all completed items to a separate tab. Bob again asked that if you have an item on the matrix that is completed, please let him know so that it can be closed out.
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6. Engineering Team: Carl Barstow reported that the committee has reviewed the report and developed a list of discrepancies to present to the developer as part of negotiation process. There are a few items that the Engineer is still working on, specifically the retention ponds and the Bay window insulation issue. The Engineering report will be available for all owners to peruse, but not until after all issues have been resolved with Keystone.

OLD BUSINESS

1. 9/22/2014 Minutes: Motion made to accept 9/22 minutes; motion 2nd, vote passed.

NEW BUSINESS

1. Railing Proposal for #76 AB: The McGuires’ have asked to have a safety railing installed at their condo. There was significant discussion regarding insurance issues and licensed contractor doing the work. It was agreed that the McGuires’ would purchase the decorative railing and that Jeff Taylor, working as Taylor Made, will install the railing. A motion was made, 2nd and vote passed to allow installation per above.

OTHER BUSINESS

1. Consolidate Meeting Notice: Carl Barstow asked that committee Chairpersons advise him of future meetings so that a consolidated Committee and Activities Calendar can be distributed to the community.

2. A resend of Call To Action on H. R. 4669 will be sent out to the Community.

Meeting adjourned at 7:50 PM.

NEXT MEETING SCHEDULE: Wednesday, November 12th @ 6:30 PM

Check [WWW.ABVillage.org](http://WWW.ABVillage.org) for events and information