ABV UNIT OWNERS ANNUAL MEETING  
October 9, 2013

Trustee Michael Staiti called the meeting to order at 6:30 PM.

1. **Financial Report**
   The development is at or under budget. Our monthly fee is low in comparison to other similar developments. Mr. Staiti suggested an increase of $10 per month. This will be discussed by the Advisory Board. There is a monthly expense for the Clubhouse telephone line.

2. **ABV Development Status**
   Half of the newly built units are sold. Construction is anticipated to be completed by June 30, 2014, landscaping and clean-up achieved.

3. **Landscape and Snow Removal**
   Jeff Taylor will again be in charge of snow-plowing. Residents posed questions about the town taking over plowing (not happening as this is classified as a private drive) and a reduction in taxes (not happening, either!). McCarthy has the landscape contract which will go up for bid in January or February of 2014. Comments made about early starting time, trimming of pine trees and pick up of downed branches.

4. **Clubhouse Report**
   Barbara Zappone reported that the Clubhouse account had a balance of $700. A financial statement is sent to the trustee twice a year. There have been 8 rentals with one more scheduled in October. Compliance issues are current. Phil Mallet has replaced Carl Barstow on the Committee. New blinds were purchased with proceeds from the Angell Brook Village Cookbook. Additional $$ from the sales is in reserve for future needs. There are new French doors to separate the small room from the larger space and a new cleaning person has been hired. A suggestion to raise the rental fee in order to avoid use of condo $$, since the present rental fee barely covers the cost of cleaning, not the operating costs. The main purpose of the Clubhouse is for community events. The majority of those in attendance approved raising the fee. This matter will be referred to the Clubhouse
Committee for discussion. Money from the occasional 50-50 raffles goes into a “slush fund” for the Clubhouse.

5. **Advisory Board**
   Chair Bob Morgan said that the purpose of the Board is to help with transition. Committees have been established. The legal committee will interview 4 lawyers. There are 2 Advisory Board meetings a month—the first Wednesday of the month at 9 AM and the third Wednesday of the month at 6:30 PM.

6. **Miscellaneous**
   The retention pond was fixed in August and inspected in September. Problems with the irrigation system continue. One well has been a constant problem because of silt. Skillings Well Company has come up with a new filtration system to be installed. Two-day notification has been requested for application of chemicals to lawns, but this has not been honored. This will be written into the next contract.
   Condo $$ is separate from development $$$.
   The town holds a $110,000 bond on the development.
   Annual Meetings will take place in April starting in 2014.
   Keystone will get quotes for power washing of units.
   Top-coating will be done on the older (4-5 years) driveways.
   Storm drains will be opened soon near the upper units.
   The $3200 for the new well will come from the condo association funds.
   A question arose about the accuracy of the condo voting list. This is OK.
   New owners of units should receive the same documents as original buyers.
   10% of condo fees goes into reserve fund every year.
   Speed bumps will be installed in the spring.

Meeting adjourned at 7:05 PM.

These notes are in addition to the answers provided on the Agenda which was distributed both by email and US mail to residents.