

**Garrison Board of Directors Meeting
Tuesday, June 7, 2011
Unit #47**

Present: Charlene Courtemanche, Leah Trefethen, Linda Ouellette, Joy Adler, Dan Allaire, Steve Miller (Maguire Property Management)

Invited Attendees (Contractors): Bob Mathauser, Shane McKeen

Meeting with Contractors called to order at 7:00 pm.

CONTRACTOR MEETING

- Management proposed to look into residential lighting that would add more light at the front entrance way. Possibly add one or two posts or look at a flood light on the garage. Board agreed to pursue the residential lighting proposal.
- The paving and new curbing for the entrance way will cost approximately \$54,000.
- Contractors recommended installing a chasing run to the other side of the entrance way to prevent digging up the pavement should the association ever decide to place lighting on the other side of the entrance way.
- Board approved the repair of the sinkhole 5-0.

Meeting with Contractors adjourned at 7:38 pm.

Garrison Board of Directors Meeting called to order at 7:40 pm.

May minutes were reviewed and approved 5-0.

FINANCIALS

- Management presented the financials to the board for review. Board approved Financials 5-0.
- Request was made to collect Unit #30's transfer fee in full.

MANAGEMENT REPORT

- Management will contact attorney for more information on placing liens on Units.
- Line striping will be performed June 8th.
- New dumpster will be in place by June 12th.
- Motion to approve gutter cleaning for Units 21 thru 44 backs only passed 5-0.
- Management will contact attorney for advice on #55 pet issue.
- Overhead door will perform repairs to Unit 27 and Unit 36's garage doors.

BOARD ITEMS

- Management Company contract review tabled to July meeting.
- Board will continue to be updated on UNH planting plan.
- There was a request that gutter contractors take a look at some problem gutters. New gutter installation will be based on contractor assessment.
- A proposal was made for new chains at the front entrance. Will continue to be

discussed at a future meeting.

- Unit #48 proposed two renovations. Board allowed Unit #48 to seek contractor estimates. Board approval to be determined.
- New pool sign was presented. Board approved sign 5-0.
- Board approved to have an owners meeting in July to discuss the up coming paving project with owners. Meeting is scheduled for July 12th. Management will be mailing notices to owners.
- It was recommended that other contractors be allowed to bid on paving. Management will present specs to companies for competitive bidding.
- Parking issues were discussed. Management will notify/fine owners found in violation.
- There was a recommendation that we take a serious look at tree trimming this fall.
- Board approved new plants to be planted in front of Unit #50. Vote was 5-0.
- The request to relocate parking spaces 57-59 and move the visitor space was approved 5-0.

Meeting adjourned at 9:38 pm.

Next meeting – July 12, 2011 immediately following the owners meeting at the pool.

Minutes submitted by Dan Allaire, Secretary.