

Garrison Condominium Association

Board of Directors Meeting

Tuesday, January 3, 2017

GARRISON BOARD OF DIRECTORS

Charlene Courtemanche, President. Unit 47, 603-749-8484, cbc1031@gmail.com

David Hodgdon, Treasurer. Unit 34, 603-313-3375, hodgdon128@gmail.com

Kara Barnes Allaire, Secretary. Unit 42, 603-842-6787, kara.e.barnes@gmail.com

Joy Adler, At-Large. Unit 41, 603-749-2349, mswhimsy@comcast.net

Cliff Metcalfe, At-Large, Unit 36, 603-520-1228, cliffordmte@gmail.com

Steve Miller, Property Manager. S.S. Maguire, 603-868-1262, steve@maguiremanagement.com

OPENING

Meeting called to order at 6:00 pm. Location: Unit #47

Present: Charlene Courtemanche, David Hodgdon, Joy Adler, Kara Barnes, Cliff Metcalfe, Steve Miller (S.S. Maguire Property Management)

The minutes from last month were approved unanimously.

Kara was appointed as secretary.

Charlene presented a motion to approve our new Board member Cliff Metcalf, seconded by Dave (to replace Peter Rose). The motion passed unanimously.

As a reminder, we meet the first Tuesday of every month.

FINANCIALS

(Presented by Steve Miller, property manager)

We have \$45,134 in the reserves, \$20,000 of that is in a CD. Year to date income is 132,788 versus budget of 130,440. Total expenses are 110,124 versus budget of 114,401.

MANAGEMENT REPORT

(Presented by Steve Miller, property manager)

Potential improvement projects for next year (April 1-March 30) include:

- Deck power washing and staining of decks 36-62.
- Front door and garage painting.
- Roof work per report.
- Winter tree work.
- Dryer Vent Cleaning
- Landscaping improvements.
- Front entrance signage.
- Powder Coating Unit entrance railings.
- Purchase of a couple new pieces of Pool furniture.

The pool level was lowered several inches recently to protect the tile.

Steve presented 4 proposals for fertilization from Bio-Spray, Lawn Dawg, TruGreen, Labadi Lawn Care. They all include 5 steps and no cost for additional weed control as needed. TruGreen is our current provider and offered the lowest cost proposal. Joy moved to approve TruGreen, seconded by Cliff. The motion passed unanimously.

Steve recently provided the landscaping contract to the Board via email to review. Steve will seek a new proposal from our current company O'Neill Landscaping. We may hold an additional Board meeting to make revisions to the contract after Board members review it individually.

Winter tree work will occur mid-January.

All the storm drains were cleared in December.

There were 4 cars in violation of the snow clean up policy on 12/29 and they were each fined \$100. Letters were sent to each of those 4 unit owners

OTHER DISCUSSION

There is a newly passed legislation amending the NH Condo Act in NH that impacts all condo associations. One of the changes in the law is that all meetings must be open to all homeowners. Next month we will offer an open meeting at the Dover Public library. Steve will talk about the law and changes we need to make to our by-laws. We discussed how to organize such open meetings.

We discussed 3 potential topics to present for vote at the annual meeting:

- amending the bylaws
- clarifying the responsibility for the insurance deductible

- giving the board the authority to mandate that property is brought to code at the time of the transfer when a unit is sold

Charlene will remove Peter Rose from the signature card at the bank. Joy will be added.

UPCOMING MEETINGS

The Annual Meeting date is currently being reviewed and we will advise the association of that date once confirmed with the Dover Public Library. To be confirmed ASAP. It is going to be very important that we have all attend this meeting due to the amendments to the by-laws that need to take place. The Association must have 100% participation in the votes with 67% or greater approving of these changes so it is important that all owners attend or provide a proxy.

Next meeting is February 7, 2017 at 6pm at the Dover Public Library.

Meeting was adjourned at 7:45pm.