

**BOARD OF TRUSTEES MEETING**  
**December 18, 2013**

Meeting called to order at 7 PM

List of attendees: Michael Kravitsky, Chris Village, Joseph Quinn, Cynthia Larensen and Lori McMahon.

- I. CALL TO ORDER:** 7:00 PM
- II. ELECTION OF OFFICERS:** On a 3-0 vote (Ali Husain by Proxy) Cynthia Larensen and Chris Village were re-elected as Trustees. On a 4-0 vote, the 2013 Officer assignments were carried over to 2014: Mike Kravitsky – Chairman, Joe Quinn – Vice-Chairman, Chris Village – Treasurer, Ali Husain – Secretary.
- III. APPROVAL:** Minutes of the October 16<sup>th</sup> Trustees' Meeting were approved on a 4 – 0 vote (there was no Trustees' Meeting in November). Appologies from Chis Village – the Annual Meeting Minutes are delayed. They will be circulated and voted on by email.
- IV. FINANCIAL REPORT:** October and November's and Year-to-Date expenses are on track, with the understanding that snow in December will relegate one CAU Insurance repayment from 2013 into 2014 (and will become a formal Reserve Loan Repayment). The total of outstanding (unpaid) Association dues was slightly under \$5k, UP \$1k from the prior month. Only one Unit Owner had a balance of more than \$1k.
- V. PROPERTY MANAGER'S REPORT:**  
One Unit Owner noted that the several Fire Alarms installed in each Unit require battery replacement on a regular basis, with the Fire Alarm itself to be replaced every seven (7) years, or so, per the manufacturer's specifications.
- VI. COMMITTEE REPORTS:**  
Amenities – On a 3-0 vote the Trustees appointed Chris Village to the Amenities Board for 2014. Insurance – Nothing to report.
- VII. OLD BUSINESS:**  
Spring walk update - Approximately ten (10) letters have been sent out requiring compliance of maintenance issues by April 15<sup>th</sup>. 2014 Budget - The results of the "by mail" ballot of all Unit Owners came in at 2 – 1 in favor of keeping the 2014 Condo Fees at the same level as 2013. On a 4-1 vote the Trustees reversed their earlier decision to reduce the Condo Fees for 2014, and approved keeping the 2014 Condo Fees at the same level as 2013.
- VIII. NEW BUSINESS:**  
Responding to the extensive comments from the floor at the Annual Meeting, the Trustees discussed and approved hiring a Consulting Engineer early in 2014 to review the condition of the roads and draw up a Master Plan for re-paving, including work specifications, timing / phasing of the work, and financing.

**Meeting adjourned at 8:00 PM**

Next meeting will be January 15, 2014 at 7:00 p.m.