

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
January 2, 2018

Meeting called to order by President Bob Ross at 7:02 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Bob Ross, and Peggy Napoli.

Don moved to waive the reading of the Nov. 14, 2017 minutes. Peggy 2nd the motion. All approved. Bob moved to accept the minutes of the Nov. 14, 2017 meeting. Peggy 2nd the motion and all voted in favor.

Bob called for an election of officers for 2018. The board unanimously approved the following:

Bob Ross – President
Peggy Napoli – Vice President
Don Kanarvogel – Treasurer
Regina Brooks – Secretary
Dave Kunis – Member at Large

The Board unanimously approved the following dates for Board meetings in 2018: March 13, May 8, July 10, Sept. 18, Nov. 13, and Dec. 4 for our Annual Meeting. Board meetings are all scheduled for 7:00 PM.

Treasurer Don Kanarvogel reported that the association ended 2017 with a balance of \$470.00 in the operating account and a balance of \$185,022.00 in the reserve account. Our operating expenses adequately covered all our planned expenses. Regina moved to accept the financial report. Peggy 2nd the motion and all voted in favor.

Lucca Landscaping was unanimously approved for our 2018 landscaping work and a majority approved Lucca for 2018 snow removal. Regina stated that her driveway was the only one that was on a long, curved incline, making it impossible to safely use her car when there was 2” or more of snow. She has always been the last unit in the association to get her driveway cleared, and requested that going forward, she be given priority clearing at least every other snowfall. Her request was denied.

Regina, as secretary was asked to send emails to all residents regarding dryer vent cleaning in June. Regina would keep track of which units had their vents cleaned, and ensure that the work was done at least every 3 years, as agreed upon at our annual meeting. Don would look for bids for the job.

The three units that were notified that their garage doors required cleaning, did the cleaning,

Don moved, 2nd by Regina that the owner of unit 443 has represented that he has contracted for a major demolition/replacement project for certain interior components of his unit, and such project is to be 'staged' from the interior of his garage. Further, the unit owner has represented that he will be residing at times at his alternative out of state residence during the pendency of the construction project and has thus requested 24/7 use of (2) guest parking spaces to store his vehicles during the time that he is residing out of state while the project is ongoing. Therefore, the Board approves the request in the context of enforcing WNCA Rule/Regulation #4 (paragraphs 2 & 6) subject to the following conditions:

- The time for approval is limited to the period 12/10/17 thru 1/31/18, or until the work is complete, whichever comes first.
- At anytime that the unit owner is living in the unit, both vehicles must be parked in the driveway when actual construction is not ongoing.

The motion was unanimously approved.

A motion was made by Regina and 2nd by Bob to continue to allow an outside landscaper to come 2 -3 times/year to spray special plantings at unit 410. Because the association has sole responsibility for maintaining all outside elements, a majority of the board voted not to allow another landscaper come and spray on our property

Motion to adjourn at 7:53 PM was made by Bob and 2nd by Don. All voted in favor.

Our next meeting will be on Tuesday, March 13 at 7:00 P.M.