

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
January 2, 2019

Meeting called to order by President Bob Ross at 7:03 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Bob Ross, Dave Kunis and Peggy Napoli.

Peggy moved to waive the reading of the Nov. 13, 2018 minutes. Dave 2nd the motion. All approved. Bob moved to accept the minutes of the Nov. 13, 2018 meeting. Don 2nd the motion and all voted in favor.

Bob called for an election of officers for 2019. 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 2019: March 12, May 14, July 9, Sept. 17, Nov. 12, and Dec. 10 for our Annual Meeting. Regular Board meetings are all scheduled for 7:00 PM. The annual meeting is scheduled for 7:30 PM.

At our accountant's suggestion, we are going to move our monetary transactions to QuickBooks. We hope to have the process completed by March.

To be in compliance with our workman's , compensation insurance company's requirements, we have requested that Ted, our maintenance contractor provide Workman's Compensation documentation. We expect to receive a monetary penalty for not having that documentation in 2018, and Ted has agreed to reimburse us the penalty amount.

Treasurer Don Kanarvogel reported that the association ended 2018 with a balance of \$126,607 cash in TD Bank, \$78,045 in a CD for a total of \$204,652.00 for operating and reserve account expenses. In 2018, our operating expenses went over budget for snow removal and landscaping due to the large snowstorm damage. We were able to cover all expenses. Regina moved to accept the financial report. Dave 2nd the motion and all voted in favor.

The project to prevent erosion in the back of units 423-429 is completed and the unit owners are pleased with the results. The work to re-landscape with new plantings behind the retaining wall in the back of units 420, 422, 426, 428, and 430 will begin this spring and will continue for the next three (3) years.

Two units are due to have their dryer vents professionally cleaned in 2019. They were notified and will show documentation when the job is done.

Motion to adjourn at 7:59 PM was made by Regina and 2nd by Don. All voted in favor.

Our next meeting will be on Tuesday, March 12 at 7:00 P.M.