

TREASURY POINT TOWNHOMES ASSOCIATION

BOARD MEETING MINUTES

APRIL 7, 2016

11:45 A.M.

Present: Peggy Langewisch
Connie Mongan (By phone)
Alex LoRusso (By phone)
Rob Harper, Toad Property Management

Rob called the meeting to order at 11:47 a.m. Rob confirmed there was a quorum. Connie made a motion to approve the minutes of the last meeting. Peggy seconded, minutes unanimously approved.

Finance: Rob stated income through April 1st captures all the remaining outstanding invoices. Rob stated that previously discussed changes have been made. Boiler/snowmelt is still over budget and could be increased for next year. Peggy suggested inspections become a different line item in the future vs. repair. Connie suggested that same distinction for other areas as well (fireplace, security, sprinkler). Rob told all about an ice chunk coming from the roof of #7 to spear the newly replaced hot tub cover. The insurance deductible would be more than a new cover, which was \$820; no way to repair it, so ordering a new cover is what Rob will do. Roof shoveling is over-budget just shoveling 2 ½ times; the previous company did not have insurance. Connie suggested blowing debris vs. sweeping to decrease the manpower, saving some money. Rob confirmed that they are monitoring the snowmelt system so as not to have it run un-necessarily. The water line to a toilet snapped and has flooded unit #2. Peggy pointed out that monitoring via HVM is already required, so Rob will check the by-laws and contact HVM for prices to install and add water bug sensors to the monitoring. Discussion regarding garage door seals being adjusted; all garage doors working. Toad does shovel decks when they see the need as well as monitoring outside lighting, replacing bulbs as necessary.

Capital Plan – Rob said the boiler/snowmelt system will require more maintenance as the system ages. Peggy commented that the planned dollars are from the past; discussion regarding what exactly project-wise might be next, if anything. A front door project would be favorably met by the homeowners said Rob. Two big expenses – garage doors and stucco - don't need to be done right away and money is allocated for both so Rob will research the front door project.

Scheduling the next meeting – Alex may not be available at all in July 2016. A budget has to be approved 30 days prior to the annual homeowners meeting. Let's communicate via email in June and consider the week of July 11 2016 for the next Board meeting.

Peggy made a motion to adjourn, Connie seconded, meeting ended at 1:05pm.

Prepared by Rob Harper
Toad Property Management, Inc.