

Gile Hill COA Board Annual Meeting April 7, 2020, 6:30 PM Via Zoom Meeting

In attendance

Gile Hill COA Board Members: Arthur Knippler, Nancy Garrett, Mark Washburn, Sarah-Jane Kerr, Tim Tregubov
Rick Higginson

Maloney Properties (MP): Tom Blondin, Kathy Luce

Quorum established: Noted that Sally Boyle, Gile Hill COA Treasurer sold her Gile Hill unit and is therefore no longer a member of the Board.

Meeting Agenda: Members reviewed meeting agenda shared by Art Knippler, Gile Hill COA Board President

Minutes from February 4, 2020 Meeting: Reviewed and approved by Gile Hill COA board members in attendance

Update from Maloney Properties:

- On target for Spring repairs/upkeep/maintenance
 - Fill of pavement cracks, cost for Gile Hill COA 1559.00
 - Repainting of road striping (crosswalks, striping, parking lines, speed bumps, et al), cost for Gile Hill COA 825.00
 - Painting of 11 and 15 Gile
 - Healy Painting cancelled contracted work
 - K and E Construction available and recommended by MP, can start as soon as weather cooperates, for Gile Hill COA \$34,500
- Weekly bleach cleaning of building common railings in response to Covid-19
- Gile Hill COA expenditures (*road painting, filling road cracks, building painting*) **approved:**
 - Rick Higginson made a motion to approve expenditures
 - Tim Tregubov seconded the motion
 - Art Knippler restated the motion and asked for affirmative votes, negative votes
 - All votes were affirmative and thus unanimous

Board Discussion:

- Gile Hill COA Maintenance fee increase notice of 5% effective April 2020
- MP indicates Gile Hill Condo Association still on track for healthy financial reserve. Covid-19 has not impacted expenses for March, may have impact in April, May
- The Capital Needs Assessment (CNA) on hold. As per CDC safety concerns due to Covid-19 CNA assessors unable to access occupied rentals.
- MP applied for Small Business Loan to cover any unexpected shortfalls or expenses
 - Some rental unit occupants have lost jobs and asking for delay in paying rent
- Financial Audit completed by Gallagher and Flynn. Audit brought no issues forth as per MP. Presentation to Board members to be scheduled.
- Board discussion regarding color of stain to be used by painter contractor. MP to provide two samples of stain for board to view.

Maintenance Update:

- Maintenance Committee
 - Ad hoc list compiled in meeting
 - Wasps/Exterminator
 - Bags/Trash cans for Dog Waste
 - Discussion regarding maintenance/emptying of waste
 - Best managed by Gile community volunteers?
 - Community Beautification of property
 - To be considered in Spring/Summer months in partnership with L&M
 - Dead trees near 15 Gile Drive a concern. MP to investigate.

Other Items:

- Continued concern for lighting for path to Buck Road. MP to speak with Twin Pines regarding shared cost.
- Speed bump sign on right on Gile Drive is posted low and close to sidewalk. Needs to be raised to ensure pedestrian safety

Meeting Adjournment:

- Mark Washburn makes a motion for adjournment
- Tim Tregubov seconds the motion
- Art Knippler restates the motion and ask for affirmative votes, negative votes
- All votes are affirmative and thus unanimous