

## **Gile Hill Board Annual Meeting December 4, 2019, 6:30 PM Dartmouth Hitchcock Medical Center, Auditorium C**

### ***In attendance***

Board Members: Arthur Knippler, Nancy Garrett, Mark Washburn, Sally Boyle, Sarah-Jane Kerr, Tim Tregunov, Noriko Tani

Non Board members/Condo Owners: Beth McKinnon, Ann Carper

Maloney Properties: Tom Blondin, Kathy Luce

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Quorum was established and meeting was opened at 6:35 pm.

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

New Business: None

Update from Maloney Properties:

- Distribution of the following:
  - Recommended Budget 2020 with Proposal of 5% Fee Increase
  - Not Recommended Budget 2020 with 17% Fee Increase (For Discussion Only)
  - Recommended Fee Analysis 2019/2020 with 5% increase
  - Not Recommended Fee Analysis 2019/2020 with 16% increase

Round Table Comments on Proposed Fee Increase:

- Current monthly unit condo fee is low compared to other comparable properties
- Condo fee increase can help improvements to condo properties
- Last fee increase was in 2016
- Note that rental units cover 80% of staff costs
- Cleaning of condo common areas considered by Maloney Properties when developing budget
- Maintenance and cleaning of lower level common areas continue to be discussed
  - Maloney Properties suggested an engineering firm inspect if concern continues
  - Art Knippler reminded all present that there is a C of O for lower level units
- Consider allowing for funds in budget for beautification

Sally Boyle motions to vote on Recommended Budget 2020 with Proposal of 5% Fee Increase

Mark Washburn seconds the motion

Art Knippler restates the motion and ask for affirmative votes, negative votes

All votes are affirmative and thus unanimous

Discussion:

- Round table Discussion regarding air-conditioning unit install per Unit Modification Agreement at the request of an owner at 4 Gile Drive
- 4 Gile Drive is not provisioned for AC, noted by all that AC enhances value of property
- Robust conversation with all present regarding possible solutions
- Consensus was to consider using interior units and creating exterior cement pad for compressors

- Agreement that next step will be that all unit owners at 4 Gile Drive will consider and discuss installation for all units which will allow for unit consistency and cost savings

#### Capital Needs Assessment (CNA) and Financial Audit

- Board request prior review of finished CNA and Financial Audit. Board has requested representative from both firms to present findings in person.

#### Other Maintenance updates:

- May 1<sup>st</sup> (if not earlier) staining will begin by Healy
  - Board requested TB to pursue other proposals although assured by Maloney that Healy will be on site
- Plowing going well
- Bids requested for dumpster area, lighting to Buck Road

#### Other Issues:

- Concerned owner who has tenant who broke lease would like to offer new lease to tenant under 6 months. One time only.
- Board Meetings moved to First Tuesday of February, April, June, September, October and December
- Noriko Tani resigning from Board effective immediately after many years of service.

Adjourned 8:05 pm by unanimous vote.