

Gile Hill Board Annual Meeting October 2, 2019, 6:30 PM

Dartmouth Hitchcock Medical Center, Auditorium D

In attendance

Board Members: Arthur Knippler, Nancy Garrett, Noriko Tan, Mark Washburn

Other Attendees: Ann Carper, Beth McKinnon, Rich Greger, Louise Moon, Alysia Garrison, Chaya Patel, Sarah-Jane Kerr, Rick Higgerson, Peter Clark, Olivia Powell, Sally Boyle, Maynard Southard, Noriko Tani, Tim Tregubov
Twin Pines Housing: Andrew Winter

Maloney Properties: Kathy Tyrell Luce, Tom Blondin

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

Meeting Agenda list items and concerns that have been shared with Art Knippler, Board President by various condo owners

Attendance Sheet was distributed. It was noted that one person from each building was represented at the meeting

Report with Q&A with Acting Treasurer (MPS) and Board President

- Gile Hill currently is a break-even operation
- Gile Hill over budget due to HVAC work billed every second fiscal year. One unit has not paid, legal action is taking place
- Capital needs assessment is on track for 2019
- Consider fee increases to cover upcoming expenses (paving) and the capital needs assessment.
- Diligence and beautification of complex to be considered
- Discussed researching comparable condo complex fees
- Request for Twin Pines to weigh in on maintenance needs

Report from Board President with Q&A

- Staining of Buildings for 7, 11, 15 and all of Granit Lane will be finished in October, 2019
- Additional Gutters to 4, 7, 11 is finished
- Road re-painting occurred in Spring, 2019
- Road-re-paving to be addressed
- Continuous attention is required to provide appropriate and timely maintenance of property
- Mention and discussion of MPS maintenance (or lack thereof) concerns included the following items
 - Unanimous disappointment with physical state of complex
 - Rusty conduits in subterranean units
 - No cleaning of outside stairs
 - Cobwebs on buildings
 - Garbage on ground by dumpsters
 - Signs knocked over or bent
 - Peeling paint
 - Please see meeting agenda for additional and specific concerns

- Lack of Enforcement of general guidelines for unit owners/renters
 - Garbage left outside
 - Dogs chained outside
 - Carpet, chairs, exercise equipment left outside
- Lack of prompt or pleasant response from MPS
 - Simple requests are delayed
 - Unpleasant responses

Response from Kathy Tyrell Luce

- Supplied detailed response in writing which was distributed to attendees
- Apologized for lack of awareness of issues. Please contact her directly if need be
- Tom Blondin's schedule to allow more time spent onsite at Gile Hill to support maintenance and attend to curb appeal. Will be on site three days a week
- Kathy will be onsite more often to oversee management of property, will attend board meetings

Other items

- Landscaping and snow removal contracts are up for renewal
- Comments that has been difficult to find new contractors in the current economic climate in UV
- Subterranean units may need engineering consultation for collection of moisture and dirt
- Noted that non-board member owners also have complaints
- Do we have accountability metrics for MPS?
- Do we need an onsite manager for rental and condo property?
- Should we consider different management company based on current lack of attention to property
- Twin Pines commented that MPS is adept at the complex financial management of Gile Hill due to varied housing (condos and rentals)

Nominations and Election of Board members

- Nominations
 - Sarah-Jane Kerr
 - Sally Boyle
 - Rick Higgerson
 - Tim Tregubov
 - Mark Washburn
 - Art Knippler
 - Nancy Garrett
 - Noriko Tani
- All elected by unanimous vote

New Business/Old Business

- Dartmouth BioMass facility and its pending location a concern for all
- Suggestion to add lighting for walkway to Buck Road

Meeting adjourned at 8:23 pm by unanimous vote.