

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

In attendance

Gile Board Members: Arthur Knippler, Nancy Garrett, Sarah-Jane Kerr, Tim Tregunov
Maloney Properties (MP): Tom Blondin, Kathy Luce via telephone

Quorum was established and meeting was opened at 6:37 pm.

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

Update from Maloney Properties:

- MP indicates Gile Hill Condo Association is on track for healthy financial reserve. 5% fee increase cover increasing expenses and contribute to reserve.
- The Capital Needs Assessment (CNA) will be completed this year
- Fee increase notices are prepared and will be sent out.
- Financial audit will be completed in early March and will be available for review for April meeting where Board will prepare a list of questions for presentation.
- Three companies are in consideration for CNA – Twin Pines and MP to make recommendations
- Re-paving will be a large expense. Will there be enough funds to cover? CNA to help determine
- Sally Boyle, Treasurer has reviewed current financial statements.

Board Discussion

- Homemade pvc/wood snow jump on condo hill. Removed by MP and as per Board discussion, will not be allowed back.
- Lighting for path to Buck Road. MP looking at solar options. Will also consult with Twin Pines on options/cost. Another note by Board to investigate if Town of Hanover willing to contribute.
- No update from Property Maintenance Committee. Waiting for Spring to assess property and provide recommendations
- Update from Website Committee. Past meeting minutes to be approved and posted.

Maintenance Update

- Review of current contracts:
 - Eastern Propane: Current Propane Supplier. Most competitive bid received. We have 2 years left from a 5-year contract. No complaints regarding service.
 - L&M: Current Snow Removal Contractor. Mention of snow removal not up to standard as other years. MP noted that Granite Lane residents do not move their cars. Suggestion made to MP that all owners and tenants receive auto message to move their cars so that plowing/clearing can happen.
 - Harriman Heating: Current Landscape Company. Basic lawn care/maintenance. Costs is comparable with other vendors. We have used Harriman for four years this April.
 - Board to consider Gile community projects to beautify property. Purchase plants/flowers through MP and loan of tools to improve appearance of property.
 - Healy Paint: MP states that Gile Hill is first on Healy's list for painting for Spring. Strong recommendation to use darker stain for longer lasting appearance.

- Other painting contractor bid requested again by Board. MP indicated another bid expected 2/7/20.

Other Items

- Prolonged vehicle parking on Gile Drive a nuisance and safety concern for all drivers. MP suggested notation of license plate to send to MP for appropriate action.
- Concern regarding abundance of wasps nesting in exterior walls of 15 Gile Hill. Video shared. MP to contact Serv Pro for next steps.
- Dead trees near 15 Gile Drive a concern. MP to investigate.
- L&M has asked for salt hopper for spreader for winter months only. Will be located on Granit Lane.
 - Sarah-Jane makes a motion for vote
 - Tim Tregunov seconds the motion
 - Art Knippler restates the motion and ask for affirmative votes, negative votes
 - All votes are affirmative and thus unanimous

Adjourned 7:40 pm by unanimous vote.