

Moody Point Waterfront Association Board
Board Meeting Minutes – September 22, 2015
Location: *Bill Cormier's -361 Cushing*
Time: 7 PM

Present:

Gordon Rehnborg	President
Mike Hickey	Vice President
Bill Cormier	Treasurer
Dan Kalagher	Secretary
Trish Simon	Board member
David May	Board member
Phil Ginsburg	Board member (absent)

The meeting was called to order by Gordon Rehnborg.

A package containing the today's agenda, minutes from the 6/17 and 7/21 board meetings, spring and fall punch lists, driveway estimates, Actual vs Budget report for FY 14-15 reports, Balance Sheet as of 7/31/15, General Ledger for FY 14-15, Actual vs Budget Report for FY 15-16, Balance Sheet as of 8/31/15, Bartlett Tree Experts work estimate, Blanchette Landscape Company contract, and Urban Tree Service contract.

Approval of Minutes, June 17, 2015

A motion to approved the minutes from the June 17th and July 21st board meetings was made, seconded, and approved.

Property Manager's Report

- Results of the Fall Walk-Around
- Review of Spring Walk-Around punch list
 - A combined Spring/Fall punch list was passed out. True North is managing the list.
 - Ted to work with Dan (the painter) to review touch up paint issues from the walk-around.
- Bathroom exhaust fan update
 - Inspections are tentatively scheduled for October; True North to coordinate.
- Front decks, both rotten boards and staining
 - Unit #363 – rotten boards to be replaced; may wait for spring
 - David May – doing deck 'n dock; may wait for spring
- Driveway repairs.
 - Ted to revisit quotes with vendor.
 - 511-512 /513-514 – fill large cracks

Treasurer's Report

- Review of final financial information for 2014-2015
 - Bill reviewed financial reports.
 - Year end July 31st. Operating budget "loan" of \$6,800 from capital budget.
- Review of August financials
 - Deck staining and board replacement.

- \$10,305 cost \$2,605 will be reimbursed from owners
 - Unit #363 special board replacement – Ted to check on owner’s reimbursement cost.
- MPCA Report.
 - Nothing since annual meeting.
- ARC Report.
 - ARC approved a request for the access ramp for unit #366 according to a submitted proposal with the following conditions
 1. The ramp has to be removed when it is no longer needed or when owner sells unit and the unit must be returned to its current condition which includes the post which the plans tentatively call for cutting.
 2. The installation and removal of the ramp and the return of the unit to its current condition are at owner’s expense.
- Old Business
 - Rear Deck project
 - Insurance Renewal. Current provider (Hanover) quoted \$13,482. A second quote for approximately \$1,200 less was obtained from NGM, but was withdrawn after they inquired about the association’s grill policy and discovered we didn’t have one. Please see the new Grill Policy under “New Business.”. Insurance was renewed with Hanover.
- Osprey 19 and Osprey Circle
 - Plans have been turned in to the town. There may issues with buffer and swale setback requirements; stay tuned.
 - Wetlands: town’s decision to reclassify Osprey Circle as non-Wetlands, i.e. buildable, vs Army Corp of Engineers who indicate it is still wetlands. Army Corp has the final say over the classification. Status unknown.
 - Osprey Circle may be for sale? Status unknown.
- Bylaws review
 - Gordy to follow up with Bob Ducharme.
 - Money for the bylaw review/rewrite is in the approved budget.
- Noblin Report
 - This study on capital needs for the Waterfront was prepared in 2005 and was distributed to all of the board members for informational purposes.
 - The report is now outdated and contains some projections regarding capital needs which to be inaccurate. Nevertheless, the report contains some important information regarding the need for an adequate capital reserve.
- Fireplace Inspections
 - 4 or 5 units still need to get inspected. Ted to follow up.
 - Wood fireplaces should be inspected every year; gas units should be inspected every other year.
 - The cost of the inspections are the owner’s responsibility. True North pays the inspection company and bills the individual unit owners.

New Business

- Dryer vent cleaning. It was agreed that this should be addressed at the board level. However, the board needs more information, e.g. are there building codes? Fire codes? Etc. True North will investigate and report back. Unit cost is estimated at \$100 to clean the vents which would be an owner’s expense.

- Tall Trees and landscaping at the Waterfront
 - Soliciting new quotes for large tree work. Gordy and Trish will be doing a walk-around with vendor.
 - Shrub replacement is owner's responsibility. Unit #513 azaleas need to be pulled.
 - Unit #361 thorn bush needs to be addressed.
- Issue of borrowing money from reserves
 - True North was advised by its accountants that this is not a tax issue. "Loans" of this type are common practice. If the balance sheet results in surplus, the "loan" can be repaid by moving money back into the capital account.
- Grills on decks
 - It has been learned that state and local regulations prohibit grills on the decks of multi-unit buildings with three or more dwellings. Accordingly, the board adopted the following policy:

No grill, hibachi, or other similar device, whether gas, charcoal or electric, used for cooking, heating or any other purpose, may be used on any deck or under any overhanging or covered areas or within ten (10) feet of any building in the Waterfront Association.
- Schedule for repainting of the units
 - Round robin schedule may begin again next year. TDB.
- Master Key list
 - All owner's need to have a key on hand with True North for emergency purposes.
- Urban Tree
 - Will readdress next year. Some of Urban Tree's work may overlap with other vendor.

Next Board meeting. January 12, 2016 @ Hickey's # 363 @ 7pm

Motion to Adjourn was made, seconded, and approved.

Respectfully Submitted,

Dan Kalagher
Secretary to the Board