

Concord Commons Condominium Association

Minutes of the Annual Meeting

Tuesday, January 28, 2020

Alan's Restaurant, Boscawen NH

Present: Total of 27 Units Represented (14 condo owners physically represented and 13 proxies)

Board present: Eric Casey, Jane Heeley, and Deb Walsh

Property Manager: Robert Malmborg

Official meeting called to order with the mandatory units represented. Roll call completed via sign-in sheets and proxies.

Motion was made to waive reading of Meeting Notice. Seconded. Voted unanimously

Motion was made to waive reading of 2019 Annual meeting minutes. Seconded. Voted unanimously.

I. Financial Standing

(Balance Sheet and Profit & Loss Statements were handed out and discussed)

* Balance Sheet reflects: MCSB Money market reserve is over \$75,000; thus the interest rate is a bit higher. Assets total \$93,936.87 and Total Liabilities & Equity equal the \$93,936.87.

* Profit & Loss reflects Operating Income of \$98,360 (reflecting \$4000 for lawns, \$4,000 for dropping of trees that were not healthy and removal of brush and trees considered to be a fire hazard, \$1500 for ice melt, etc. Total expenses of \$118,299.25. Details were provided by Bob Malmborg and included such items as Property Maintenance, Insurance, postage and printing, curb repair, etc.

* The outstanding condo fees (\$6,105) reflect two units totaling over \$1,000. Constant owner contact is done with all those owing outstanding fees. In some circumstances, payment arrangements are agreed upon by both parties and the property manager follows up. If a unit gets far behind, the account is turned over to our attorney. It was confirmed that this action is taken.

II. Winter Time Issues:

* Plowing seems to be better with the exception of the one storm after New Year's.

* The problem, as always, continues to be those who do not want to move their vehicles for plowing

Suggestions: A warning be given to the resident who did not move their vehicle, the second time results in towing it. There is no consideration of neighbors when refusing to move vehicles.

III. Landscaping:

- * General dissatisfaction with present landscaper
- * No spring and fall clean ups
- * No mulching provided
- * Lawns needed mowing sooner
- * Mark visitor spaces clearly

Homeowner suggestions: Speak to present landscaper outlining exactly what the expectations are. Find a solution to the lack of landscaping. Possibly get more bids for the job.

IV. Property Issues

- * Owners feel the property does not look well maintained due to the lack of landscaping enough and/or properly.
- * Plastic bags/animal urine pads are ending up in the recycling and should not be there.
- * Brainstorming regarding signage for recycling dumpsters, place surveillance cameras, possible smaller slots. Request that the poster that suggests all items to recycle be handed out once again.
- * Van parked and not being used will be gone by the end of February

V. Personal Notes:

- * Kevin Welcome, property worker, lost his long-time friend/dog, Lucas. Hearts go out to him as Lucas was welcomed by all.
- * Deb Walsh was thanked for her 20+ years of being on the board with the Secretarial role. She will continue to be on the board, but not in the secretarial position.
- * Robert "Bob" Malmberg is slowly inching his way to retirement from his regular job. Thank you's to him for all of his work.

Election of Board

Deb Walsh, Eric Casey, and Jane Heely remain on the board. Newly elected members include Sandra Ramsay and Sarah Bisson.

Future Projects and Project Continuations

- Powerwashing and Deck staining to be done by Kevin and possibly two others to assist, i.e. college or high school students.
- Fences –posts are wearing out
- Seal walkways with a hired contractor
- Rail fence between Newell Post and the Association. Boulders were also a suggestion

- Removal of trees and bushes

New Business

- None

As required, the Board will find a date and time that is convenient for present and future board members within 5 days of the annual meeting.

Respectfully submitted,

Debbie Walsh