

CONCORD COMMONS CONDOMINIUM ASSOCIATION BOARD

129 Fisherville Road, Concord, New Hampshire 03303

Phone: (603) 223-9600

Meeting Minutes: CCCA Annual Meeting, May 23, 2021

Present: Bob Malmborg, Deb Walsh, Sarah Bisson, Matt Haefner and Sandra Currier-Ramsay. Robert Avery also attended as a guest.

Time in: 2:05 p.m.

Bob opened the meeting by welcoming everyone. We had a good turnout of 25 which met quorum.

Bob asked for approval of the meeting agenda and minutes from last year's annual meeting. Both were approved.

Bob introduced Matt Haefner who will be replacing Eric Casey as a Board member. Bob asked if anyone else would be interested in serving and Kristen Page said she would like to participate.

The Board of Director's report showed positive numbers from last year. The shed replacement came in at \$7,500.

Decks are done except for nine remaining, which will be finished this year. A resident complimented Robert on the job done on the decks. Another resident asked for a small amount of the stain to repair a small area on her deck.

This summer all of the green outside doors and side lights, as well as window boxes will be repainted by Walter. He will need access to each unit to do the front door properly.

The storm drains will be flushed this summer as well. The last time was 2008.

The rodent issue seems to have dissipated. Robert duplicated the treatment from the exterminator and we now seem to be rodent free.

A question was asked regarding the mowing of the lawns. Bob explained that Keith was away in South Carolina due to a family health issue. Mowing should now be consistent since he is now back.

Questions were asked regarding the dead branches and leaves behind the units next to the mailboxes. Keith or Robert will get them removed.

Discussion was had regarding building an email list of anyone interested as some people do not belong to Facebook to follow our page. Kristen expressed interest in doing it. A list was collected from those present who wished to participate.

A question was asked regarding an increase of \$7,000 for general maintenance. Bob explained we actually budgeted \$20,000 and only used \$13,500.

Discussion was held regarding wasps being an issue around the upstairs bathroom outside vents. Bob noted that the fix was to replace the outside vent itself as they can become stuck "open" and the wasps can get inside to nest.

A question was asked if the Association would consider accommodating electric vehicles by installing a charging station. The answer was no.

Discussion was had regarding the streetlights and pole rental costs from Unitil. The Board will investigate solar or LED alternatives.

An issue was brought forward regarding some units not being actual three bedrooms as there is no access around the back of the buildings for fire equipment. Bob will investigate with the fire department.

Communication is an ongoing issue with the community. A resident asked for a point of contact phone/email list for Board members and Robert.

Kristen suggested the playground area be non-smoking. Discussion was held and a no smoking sign will be attached to the current playground rule sign.

Discussion was held regarding trees/bushes being cut and/or replaced. Bob suggested people contact him or Robert to discuss further.

Bob suggested the fencing be replaced with chain link with either woven covers or cedar bushes to cover them. Residents suggested keeping what we have now. No one wanted the chain link fencing.

Fencing beside unit 55 needs to be repaired. There is a dog on the other side that digs at it and is not at all friendly. Concern is the dog may get through the fence and attack another dog or child/adult.

The new dumpster will be dark green and should be arriving within the next two weeks.

Discussion was had regarding installing a peach tree by units 27-30 in the triangle patch in front of those units. Owners had discussed and agreed to maintain the tree. The cost is \$189.00. This was approved.

Robert mentioned white clover has been seeded to give the grass a boost to growth. The soil is nitrogen depleted pretty much everywhere and the clover seems to be making an improvement in the lawns.

The cost of spring haul away was \$1,072 due to the number of mattresses/box springs which were taken to the dump.

Discussion on people who don't live here dumping trash in our dumpsters. Bob suggested if residents see anyone doing this, they try to get the plate number and Concord police will be contacted.

The replacement of wooden decks with composite decking was discussed. This would be cost prohibitive to the association.

The meeting was adjourned at 2:55 p.m.

Respectfully submitted,

Sandra Currier-Ramsay

CCCA Board Secretary