

HERITAGE PARK ESTATES
CONDOMINIUM TRUST

Annual Homeowner's Meeting
March 19, 2019
7:00 PM
200 Heritage Drive

MINUTES

Members Present: The owners of 40 units were represented.

1. Henry Lane called the meeting to order at 7:07 PM.
2. Minutes of the March 28, 2018 Annual Meeting were approved as presented.
3. Financial reports and budget were reviewed.
 - Henry Lane gave a summary of the 2018 Accountants' Review.
 - A homeowner inquired about the snow budget. Henry Lane explained the budget is based on a calendar year and that some invoices may not come in until the start of the new fiscal year. Homeowner also inquired about the jump in the water expense and not the sewer bill. They were advised that water rates increased and not sewer as well as the usage is up. There was also some discussion of the growing of marijuana and its impact on the water bill. It is possible that homeowners who choose to grow marijuana may be required to install their own water meter.
 - Snow Budget Overview – Henry Lane reviewed the current expenditure for snow removal. The 2019 budget amount is \$50,000 and the current expenditure is \$75,067.12. The Association is currently over budget by approximately \$25,067.12. There will likely be an assessment to cover the shortfall.
4. Old Business
 - Smoking- The issue of smoking was on the agenda but no one had any comments regarding this issue at this time.
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5. New Business
 - Marijuana use and Cultivation- The state of Massachusetts has legalized the use and growing of marijuana. Concerns regarding the potential fire hazard from grow lights and fans were expressed. It was questioned as to whether we could ban it on the property by changing the rules and regulations. Henry Lane explained that this would require a change in the condominium documents. It was also noted that there does not appear any reported history of an increase in fires as a result of the cultivation of marijuana. This is still a very new issue for Condominium complexes and is being monitored for increase insurance and safety risks.
- Management/Maintenance Report
 - A couple of homeowners in the townhouses expressed displeasure with the snow shoveling not being completed fast enough. Henry Lane explained that there is a large amount of area within the complex that needs to be shoveled. The snow removal company sends in as many shovelers as they can however it is difficult for them to get people in the middle of the night and at the last minute for this job.

Most snow removal companies do not shovel at all. Dennis has been pleased with the response and professionalism of this company and residents are asked to be patient. Every area will be attended to, but the work takes time.

- Homeowner of #236 reports erosion on the rear of property. Dennis can have some dirt delivered in the spring.
- Homeowner of #12 reports paint peeling on bulkhead which was recently painted. Will advise Dennis.
- Homeowner of midrise reports ice on a private walkway to the patio in front of his unit. It was explained that we are responsible for the main entrances into the buildings and that private walks are the responsibility of the homeowner.
- Homeowners in 1-13 state that in the last 2 years this section has been disregarded in terms of landscaping. Walkways are overgrown. Dennis will be advised but the budget does not include significant funds for landscape improvements.
- Homeowner inquired as to whether there is a maintenance log. They were advised that there currently is not one however the board will consider.
- Homeowners were advised that online payment for condominium fees is not currently available.

6. Election of New Trustee

- Election of New Trustee
 - Candidates:
 - Lois Holmes – Unit 156
 - Jesse Curll– Unit 49
 - Judy McGrath - Unit 38
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- Each candidate was introduced and had an opportunity to say a few words. Ballots were collected and counted along with the absentee ballots. Jesse Curll received the most number of votes for position of new Trustee.

7. Questions and Answers

- A homeowner questioned whether a trustee needs to be a current resident of Heritage Park. She was advised that they do not. Rob Knapik, a non-resident Trustee, advised homeowners that he did live on the property for approximately 12 years and currently still owns 2 units. He explained that he absolutely has the best interest of the property in mind.

8. Meeting adjourned at 8:27 PM.