

Falls Village Homeowners Association

August 10, 2017

The meeting was called to order at 5:21 PM by President John Stead.

Members introduced themselves. Also present was Debbie Campbell of A Better Alternative Management. Four proxies were received. There was a quorum represented.

Treasury Report / Budget: John presented the financials and proposed budget. The budget proposed raising the monthly due to \$100.00 beginning in October 2017. A motion was made to approve new Budget and Treasury Report. The motion passed.

There was discussion about painting the wood trim on the outside of the condos. The Board will get bids and proceed. We will power wash, scrape and paint where necessary. Everyone felt maintenance of the buildings is important to maintain values. In 2017, we painted fences and the gentleman did a good job. Everyone is responsible for the weeds behind their own fences.

The Board got some bids for landscaping maintenance. It was discussed that it would be better if irrigation maintenance could be done by the same company. Cary Perino submitted a bid from Currier Lawn & Landscape. They would do landscape maintenance, irrigation start up and shut down, irrigation maintenance and repairs and also the backflow testing. We would actually be saving money. Cary made a motion to change companies to Currier. Julie seconded the motion. The motion passed with one opposing vote. Currier will start in April 2018.

Everyone agreed that the snow removal has been done well.

The Board will consider charging a Capital Contribution fee for new purchasers.

John would like to send out a monthly email update to all owners who use email.

John nominated Carol Day, Julie Griffith Schreiner and Cary Perino to remain on the Board. Carol declined. Linda seconded the motion. Linda Mynar nominated John Stead to remain on the Board. Maria Calacino seconded the motion. The motion passed unanimously.

Everyone needs to be observant of the parking rules. We have had some problems with tenants of owners parking on the street and sometimes blocking driveways. We can take action if needed.

A motion was made to adjourn the meeting. The meeting was adjourned at 6:30.

Respectfully submitted,
Debbie Campbell, Acting Secretary