

## **MINUTES OF THE MOUNTAIN VIEW (1-20) CONDOMINIUM ASSOCIATION – 2005 ANNUAL SUMMER MEETING - July 2, 2005**

A meeting of the Mountainview (1-20) Condominium Association took place on July 2, 2004 at 4 P.M.. The following items were reviewed and acted upon.

1. Appoint a secretary to record minutes – Marc Barnett.
2. Record a list of homeowners present - Attendees included:, Peter and Barbara DeRosa (M8), Mary and Gene Walsh (M-11), Brigitte Laurita (M-2), Stu and Susan Blanton (M15), John and Pat Morley (M-9), Gordon Schneider (M-16), Lucia and Jack Pruiksmas (M-13), and Carol and Marc Barnett (M20). The 2003 minutes were accepted.
3. Elect a homeowner as Regime Director for a three-year term – Gene Walsh was elected by voice vote.
4. Conduct a walk around the exterior of Mountainview 1-20 – As is our custom, the building tour was saved for last. Observations and concerns:
  - The new exterior painting was completed in June. It was generally agreed the job was well done. *(A very few missed spots and a poorly done lower deck will be corrected.)*
  - Most everyone noted that the appearance of the grounds was below par. *(Discussed this with Joe Ingram. He noted that other Regimes were noticing similar problems. While the root cause is not clear, Stu volunteered to apply the same lawn treatment he's done for his unit! (Just kidding.) Joe intends to bring this up with Village Management.)*
  - The foundation insulation outside of M-1 was installed but is getting some wear from the lawn cutting crew. *(Joe will follow up with a suggestion for a weed-whacker resistant cover.)*
  - The base trim under the door for the fire alarm panel outside of M-19 is still in very bad condition. This must be corrected since it may cause damage to the \$9K fire panel we just installed. *(Joe will forward this item to maintenance for immediate action.)*
  - All siding repairs have been completed (prior to painting). Some of the entryway decks could use repair. This will be handled on an as needed basis.
5. Maintenance priorities and funding schedule – Our current cash reserves are low. The next expense will likely be the lower unit dryer/bathroom vents. This is a concern for the Regime and there is no quick fix. The item was referred to Maintenance and punted back to SNHA. *(Discussed this with Joe and a solution has been implemented for M-7. Joe is working on getting a*

*better price for a package deal. While this is predominantly a lower unit issue, Joe and I discussed providing some financial support at the Regime level since the poor venting has impact on the entire building.)*

6. Review financial reports – The reports were reviewed and accepted. (We're a bit behind on homeowner receivables to SNHA, which impacts the Regime's bottom line.)
7. List items of concern – Additional items:
  - Water heaters – It was generally agreed we need to tighten up on this before any more damage is done. (I will request a status by unit for the current age of heaters and forward to you.) We discussed having a mandatory replacement policy, but a specific recommendation has not been developed. *(In a subsequent discussion with Joe, we agreed that the replacement cost for the water heaters from Smugglers Maintenance is above market value. The issue requires more work.)*
  - Window and slider replacement – It was recommended that replacements try to match the building colors, e.g., taupe. (In our future exterior painting exercise, the differences between units could be corrected.)
8. Adjourn – The meeting was adjourned at about 6:00 PM.

Questions, comments, or changes to the minutes can be sent to me by fax at: (732)332-1013 or email: [mbarnett@chitechinc.com](mailto:mbarnett@chitechinc.com).

7/27/2004 Marc Barnett