

Notes from GRCA Annual meeting on 9/22/21 - Need 75 owner responses, but only received 32 respondents so a quorum was not established for the Annual meeting (which had been scheduled to begin at 7PM), so no formal annual meeting could be convened.

Board members in attendance: President Wandler (via Zoom), V.P. Oldham (running meeting as President Wandler was not physically present), Treasurer Bartsch, Secy. McEncroe, Charlynn Caruthers, and Carl Evans (via Zoom). Quorum established, and meeting called to order at 7:07 PM by V.P. Oldham

Staff present: Property Manager Michael Hecht and Office Manager Janie Royer

Guests: Milagros Chavez for LCM Property Mgmt. (Bob Weiss unable to attend), and the following 7 via Zoom: Roger Pederson, Steve Hymes, Patsy Closs, Dottie Byus, Bob Metz, Patrick Funk, and Noel Vance. V.P. Oldham noted that the Zoom guests that wished to ask questions, or provide their opinion(s), were welcome to do so before the Board moved on to the regular Board meeting agenda. 3 guests chose to speak:

Patrick Funk

- Since no owner quorum, what happens to Board Applicants Roger Pederson and Steve Hymes? Board will decide.
- What about "Tennis Court" property sale? No action as a majority of homeowners did not approve request to remove requirement in the GRCA "Rules and Regulations" for approval of sale by mortgage holders
- Has submitted an application to serve on the Board

Dottie Byus – Expressed concern with infrastructure issues, and the potential impact on our financials

Roger Pederson noted that he loves the way the grounds look, and stated there is a regulatory requirement for a reserve study for condominium associations. Milagros Chavez with LCM explained that cost of the study can be ~ \$2,000-\$5,000 depending on size of association.

Property Manager Michael Hecht's presentation:

- Laundry remodel: GRCA's revenue is up from 5% to 55% with profit sharing, reduction from 10 yr. to 7 yr. contract
- Switched trash removal service with cost savings, increased recycling
- Replacement and grinding of sidewalks (to reduce tripping hazards)
- Asphalt mtce. is ongoing
- Strengthened maintenance program, inc. evaluation for pool decking and piping repair/updates and pond maintenance
- Car registration system
- Reduced cost on elevator maintenance contract
- Is working on contract for Boiler maintenance
- Negotiated 30 day trial with Comcast for security cameras
- Evaluating swamp cooler replacement and installation of AC for Clubhouse

Office Manager Janie Royer

- Liaison for all homeowner's/resident's requests

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Annual meeting closed at 8:21 PM by V.P. Oldham, Regular Board meeting opened at 8:22 PM – quorum established with all Board members who attended what should have been our annual meeting, still in attendance:

President Wandler motioned to approve the agenda, V.P. Oldham seconded, unanimous

President Wandler motioned to approve the minutes of the 9/24/19 Annual meeting, Frank seconded, unanimous

Board applicants; 3 seats need to be filled:

- Patrick Funk – just applied today (no application submitted to Board prior to meeting). Secy. McEncroe motioned that consideration on his application be deferred until next Board meeting (after Board has had time to review his application), Charlynn seconded, unanimous.
- Roger Pederson – original owner since Golden Ridge was condominiumized in 1980. Bank Examiner, CPA, Licensed Atty. in New Hampshire and Co.
- Steve Hymes – has served 2 partial terms on Board before. Secy. McEncroe asked about Mr. Hymes 10/25/18 request for forbearance on his late fees and interest on late fees on HOA dues, yet Mr. Hymes never provided the Board the written request for forbearance he agreed to provide.
- Noel Vance – would only want to serve for 1 year
- V.P. Oldham has been on Board since 2007; it is to the advantage of GRCA to have a full Board of 9 (currently only have 7 members).
- Carl Evans has been a reliable Board member, and wishes to continue to serve although primarily by Zoom
- Voting – unanimous for V.P. Oldham, Carl Evans, and Roger Pederson; 3 year terms for all 3

Question to Milagros Chavez/LCM: What needs to be done regarding quoted verbiage on p66/67 in the Financials?: *“No response to baldue. Sent JFC analysis letter for board/mgmt. Need mgmt.. to return signed lien?”* Milagros will check with Bob Weiss/LCM.

Election of Officers: Board Pres. – Aaron Wandler, VP – Frank Oldham, Treas. – Lynn Bartsch, Secy – John McEncroe

VP Oldham – Proposed a subcommittee be formed to evaluate Michael Hecht’s request for a modified contract. V.P. Oldham, Charlynn Caruthers, and Carl Evans volunteered to comprise the subcommittee.

Boiler Mtce. contract: President Wandler authorized Michael to proceed with the semi-annual program, “Plan B” for \$25,800 with Climate Engineering as approved by e-mail vote. Treas. Bartsch noted that he has discussed “Plan B” with Bob Weiss and that with scheduled maintenance, that at least 2 boiler replacements could be delayed by 2-3 years; which will help preserve our reserves.

Martin/Martin Engineering: Michael will request that Martin/Martin state that the stamped plans for needed building work will be adequate for a Contractor to pull a permit. Once that statement is received, the Board voted unanimously to authorize Michael to enter into a contract with Martin/Martin for \$15,000-\$18,000 for the engineering work.

Next meeting Tuesday 10/19 at 6:15

Adjournment 10:01

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