

Board Meeting Minutes AT The Meadows

Sunday, April 27, 2014

12:37 PM

Board Members present: Jean Winchester, Peggy MacDonald, Lucy Grosvenor

Agenda: Bill Day's unit and the To Do list

The Board discussed the question of responsibility for the wet and mold in the basement of unit #15. Peg stated that she met with the seller's real estate agent along with Ted from True North. There is a buyer for the unit who wants the Association to assume the cost for repair of the crack, if there is one, in the basement wall as well as for the outside contouring of the common area around the bulkhead which slants toward the bulkhead. The buyer's real estate agent's rationale for the Association to assume the cost is that either the slope of the land or a crack in the foundation wall, both of which are outside, accounted for the leak and therefore the Association is responsible because the cause was on common land.

Past practice is that homeowners have assumed responsibility for contouring their own land around the bulkhead. Past practice has been that the Association is responsible for cracks to the outside of the foundation. Many homeowners have put a lot of money into following this practice; the Board feels that past practice should dictate in this case as well.

To Do List:

1. Reseeding of unit #4 as stated at Annual meeting.
2. Andrew needs to pick up limb behind unit #1
3. Dan Deschenes needs to be contacted: (a.) to cut grasses in front island. (b.) needs to assess amount of mulch that is needed for both islands since it needs to be ordered immediately. We need to add 10% onto that amount for homeowners. (c. ) needs to price out cost of spreading weed preventer on islands or buy mulch that includes the weed preventer, and see which is cost effective
4. The Board will meet with the lawyer after Marianne and her husband come back to their condo for the summer on 5/15, to discuss updating the condo bylaws.
5. The Board will do the spring walk around after Marianne is back

Addendum. Marianne Kelley who is at her condo for the day only, stopped by to tell me about the estimates for costs of contouring the land around their bulkhead:

Crowe: \$8500

JW's Landscape Construction LLC: \$4304

Deschenes & Sons Lawn Care-Landscaping: \$1575

Respectfully submitted by,  
Lucy Grosvenor, temporary secretary