

WADE FARM CONDO ASSOCIATION
ANNUAL MEETING MINUTES
December 16, 2015

PRESENT: A1, A3, A4, B1, B2, B3, B4, C2, C3, C4 (Proxy), D1 (Proxy), D2, D3, D4

ABSENT: A2, C1

Roll Call – Ted distributed a sign-in sheet and Kathleen distributed copies of the new Condo Association documents with accompanying signatures

Establish Quorum – Quorum was established

Proof of Notice Mailing – Ted had that

Approval of December 10, 2014 Annual meeting minutes – Jane Ford made the motion to approve the minutes as submitted. Jim Greaves seconded. Motion was approved unanimously.

Financial Review – Dan projected the financials on a screen for ease of viewing. At the request of some of the new unit owners Ted and Dan went through the figures line by line answering questions as they went along. Prior to a motion to accept the 2016 budget as proposed, Jane Ford requested that True North go back to Dave Lobdell (landscaping/snow removal) to see if he could ‘sharpen his pencil’ based on the substantially reduced price of gas for vehicles and the incremental business he has picked up given his relationship with Wade Farm. Ted said he would talk with him. Jane then made a motion to accept the budget as proposed. Heather Couture seconded. The motion was approved unanimously.

Old Business – Kathleen and Dan expressed their appreciation to True North for all the work they’ve done and for putting up with us during the transition. We noted that True North already saved some budget money from the 2015 budget with the reduced rate for trash removal, removing the ‘stuff’ stored in Jane’s basement and eliminating the need for a new storage shed freeing funds to be able to do the grading behind A building.

New Business – Ted reviewed the True North web portal login information. The question was raised regarding the R value of the new garage doors and a timeframe for installation. Ted said they were R-13 and would probably be installed in the spring. Kathleen asked that an inspection of the condition of the roofs be added to the spring walk through agenda noting that the shingles on the roof of her sun porch are in pretty poor condition. Ellen asked that the financials be posted to the extent appropriate on the True North portal quarterly.

Election of 2016 Board – Kathleen and Dan noted that would not be returning next year and opened nominations from the floor. Hank Krycki said that he would be willing to serve. Kathleen made the motion to accept the slate of, Hank Krycki, Jane Ford and Maura Milner. Dan Couture seconded. The motion carried unanimously.

Other – None

Adjourn – Bob Pelletier made the motion to adjourn, Seconded by Jane Ford. Approved unanimously.

Submitted by: Kathleen Carroll