

Jan. 19, 2018, minutes for Plantations Owner's Association board meeting

- **Call to order at 8:17 p.m.** – present were Sherry Minear, Paul Carey, Dave Labrecque, Chris Flood and property manager Chris Nichols; absent were Lisa Travis and Bob Blomquist
- **Approval of previous meeting minutes** – no changes – Paul motioned, Chris F. seconded, passed unanimously
- **Treasurers Report** – Sherry reported \$25,906.27 in the checking account and \$273,385.61 in the reserve account. On budget versus actuals for 2017, expenses are about \$16,000 below expected. The board then voted in favor of placing a lien on the property of Julianne Bisset, which has \$5,667.11 in delinquent fees. Sherry made the motion on the lien; Chris F. seconded; the motion unanimously. Paul motioned to accept the treasurer's report; Chris F. seconded; the motion carried unanimously.
- **Old Business** – *Building 4 crawlspace investigation* – Chris N. said owner related issue. Sussex Environmental found no common element issues.
- **New Business** – *No new business.*
- **Committee Reports** – **ARC** – Paul said there were three approved requests – building 21, a dryer vent to exterior of unit; building 14, a porch enclosure; building 4, replacement windows. Chris F. motioned to accept; Sherry seconded; motion pass unanimously. **Security Committee** – Chris N. talked about getting new address signs that can't be blocked by snow drifts and vehicles. Paul said he wants a visually appealing sign. Chris N. said he will look into options.
- **Property Managers Report** – Chris N. said pressure washing of steps in buildings 20, 21, and 22 have been completed and they be stained in the spring; snow removal of January storm, a challenging storm with double the man power, only area of concern was the opening of Plantations off Plantation Road, six reports of leaks, no outside faucet busts, the storm clean up expected to cost \$6,000 to \$8,000; building 9 home inspection – black mold found, contract signed to clean mold, building will be retrofitted with dehumidifier.
- **Owners input** – unidentified owner requests minutes being put up before meetings and also hadn't seen home owners letter.
- **Adjourned at 8:40 p.m.**