

MTCA
Executive Board Meeting
March 6, 2017
6:00 P.M.
Unit #110

Roll Call: Board: Sue Hevener (#213), Lawrence Fine (#110), Doris Redfield (#303), Nicole Cofer (#231); **Secretary:** Pat McClure; **Owners:** Jeff Rabatin (#109), Liz and Simon Chippett (#107), Alec Smith (#212); **Bookkeeper:** Teresa Gant

Minutes: Lawrence moved approval of February minutes, seconded by Doris. Motion carried. Upon approval, Pat will PDF the minutes and send to owners.

Treasurer's Report: Teresa Gant will e-mail the February end-of-month report, which shows the checking account at \$18,242.00; savings, \$196.02; line of credit, **\$30,238.77**; reserve account, \$26,425.26. The treasurer's report contains a breakdown of which units are not paid in full.

Agenda:

The following items were discussed during the meeting:

- Separation of Property Committee chair (Jeff would remain in this position) from supervision of landscaping; another owner (or resident) will be asked to assume supervision of landscaping and possibly other projects. Sue moved, seconded by Nicole, to separate these two functions. Motion carried.
- New light bulbs have been installed in carriage lights and along the garages.
- Some 300s owners have installed motion-sensor lights on porches. There was consensus that such lights on 300s porches would help solve the problem of trespassers and items missing from porches. The Board would be responsible for installation.
- Request to adjust square footage of 100s units where the basement is not usable as living space. It was pointed out that all 100s units include basement in the square footage, and the square footage of the units was determined by the developer, not MTCA.
- The dumpster is being used by units other than the Walton Building, for which it was intended. Solutions include a bigger dumpster and/or a locked dumpster. Teresa will check with Waste Management to get details on locking the dumpster and will send to the Board.
- Tag sale in May. Details forthcoming at April meeting. Nancy Letendre (#102) will coordinate.
- Spring clean-up: Ron has a conflict, but it was decided to go ahead with the April 22 date and ask him to deliver mulch earlier in the week and unload it behind the dumpster rather than in the usual place behind the Walton Building.
- First newsletter to go out this week to the Board.
- One unit in the 100s has only one parking space. Possible solutions were discussed and the unit owner is going to explore some options. More discussion to follow.
- Other issues:
 - Ron will be reminded to turn in invoices in a more timely manner.

- Harris will come this week to replace slates on the 100s (\$2000 quoted for this work).
- The remainder of the Harris quote (\$11,500) will be for additional needed repairs to the 100s—roof work to include valleys, flashing, etc.—but does not include painting.

Meeting adjourned at 7:05, at which time the Board went into executive session. The next regularly scheduled meeting will be April 3 at 6:00 in Unit #303.

Respectfully submitted,

Pat McClure
Secretary