

Maple Terrace Condominium Association
Special Meeting
August 29, 2016
6:00 P.M.
St John's Episcopal Church Room 109

Present: Executive Board Members: Phil Kabler (president), Nicole Cofer (treasurer), Rita Douglas, Sue Hevener

Unit Owners: Katie Hicklin, Claudette Hudson, Lawrence Fine/Julie Wirts, Dave Pogue, Jeff Rabin, Pat McClure (secretary), Jim Lewis, Alec Smith, Rhiannon Turley, Doris Redfield, Shane Hutton, Tim Maddox, Michael Tennant, Bill Peery, Mel Hoover/Rose Edington, Judy Belcher, Bill Hevener

By Proxy: Shelby Spradling, Linda Holstein, Carol Martin, with proxy received from Liz Chippett the following day

Other: Nancy Taylor (bookkeeper), Crystal Good

Issues addressed:

Phil Kabler called the meeting to order and requested that owners identify themselves in order to get acquainted with new members.

The main order of business was a discussion of what needs to be done to regarding the Walton Building roof. Tim Maddox gave a slide presentation of the deterioration of the roof and followed with a recommendation for replacement. Two bids have been presented: Harris Brothers (\$34,115.00) and IBC Roofing (\$39,916.00). Bids were solicited from two additional companies, but one declined to bid and the other was too busy to take on the project. A lengthy discussion followed, with a number of questions arising:

- What is the difference in warranties between the two companies (Harris – 15 years; IBC – 20 years)?
- Why is this project so urgent at this time?
- Why did the association not consider a historical preservation (matching) grant?
- If the roof is not replaced and additional damage occurs, wouldn't insurance cover the damage?

Some of these questions were answered in the ensuing discussion, the salient points of which follow:

- The Walton roof has been repaired a number of times in recent years, but leaks continue to occur throughout the building, especially on the top floor. The urgency of the project was described by one owner, and there was a feeling that perhaps owners of units in the other buildings were not aware of the seriousness of the problem.
- Maple Terrace inherited the problem; the building should have had a new roof at the time the complex was developed, but that did not happen.
- The cost of replacing the roof has increased considerably; at one time it was estimated to be approximately \$20,000, but that has escalated now to \$35,000. If MTCA continues to make small fixes, more deterioration will occur and the replacement cost will likely continue to increase.
- When Tim was property chair, he made a detailed list of projects that need to be addressed, and this was high priority.

- The deadline for a historical preservation grant is March 31, with awards granted 90 days later, meaning the project would have to be postponed for a year, and still there would be no guarantee of receiving the grant.
- Maple Terrace has made some major insurance claims in the past few years due to storms, and if another large claim were made, the association might have difficulty getting insurance.

Discussion turned to the method of payment for the replacement and the fairness of payment methods:

- There was some sentiment that the current method of assessing by percentages of property owned is unfair.
- While it seems like the Walton Building is getting special treatment at the expense of the other buildings, it was pointed out that a great deal has been spent on the 100s over the years.
- In a discussion of whether Maple Terrace should split into three associations, one for each building, it was pointed out that the original intent was for all owners to take responsibility for their share of association costs, whatever those might be. The social perspective of Maple Terrace should not be overlooked as it is an important asset to the East End.
- The question was brought up whether the percentage could be changed for special assessments.
- It was pointed out that an owner's percentage of ownership should be included in the deed.
- A payment plan needs to be worked out for owners who cannot make the entire payment at one time.

Nancy Taylor, bookkeeper, presented the financial picture of the association, including checking (\$12,968.18), savings (\$195.97), and reserve (\$24,974.98). The latter must be kept at \$25,000 as collateral for the line of credit. The balance on the line of credit is \$32,496.98. Two units are in arrears as to monthly assessments. It was recommended that as many as possible pay the special assessment in full as the contractor will require 50% up front.

Rose Edington moved (seconded by Doris Redfield) that the association replace the Walton Building roof in accordance with the best negotiated price from the two bidders [Harris Brothers and IBC] and that owners may make arrangements with the board for monthly installments in accordance with the by-laws. Motion carried (23-1, with an additional “nay” received the following day by proxy). This motion substitutes for an earlier motion, subsequently withdrawn by Doris that referred to only one bid.

There was a brief discussion of the other two agenda items (pet waste and the rental policy) with no action taken. Meeting adjourned at 7:40.

Respectfully submitted,

Pat McClure
Interim secretary