

June Little

From: June Little

Sent: Monday, July 13, 2009 11:01 AM

To: 'Barbara Winter'; 'Damon Negri'; 'Erik Youngren'; 'Jean Shula'; 'Jim DeJohn'; 'John & Marietta Mahoney'; 'Jyoti Vora'; 'Kathy Strevel(home)'; 'Leah Berger'; 'Lynne Skeirik (home)'; 'Lynne Skeirik (work)'; 'Mark McKelligan'; 'Marsha O'Shaughnessy(home)'; 'Rajan Vora'; 'Rama'; 'Richard Ferraro'; 'Ron Bell'; 'Puneet Kochhar'; 'Stephen Hallett'; 'Stephen&Susan Morrison'; 'Terry Riviezzo'; 'Thomas Saliba'; 'Tim Miller'; 'vincent riviezzo'; 'Gillian Burch'; 'Sue Carabott'; 'contact.sri24@gmail.com'; 'Jennifer Steer'; 'Sean Chance'; 'patricia metropolis'; 'starrbuchan@comcast.net'; 'Simms Orion'; 'aimooaimoo@aol.com'; shwetakochhar@ymail.com

Subject: Meeting minutes, Special Meeting June 23, 2009

All:

Please find below the minutes from the Special Meeting on June 23, 2009. The minutes were prepared by your Board Secretary, Ron Bell. The minutes will also be placed on the CP website.

Regards,
June

Preface: In preparation for the Special Meeting of the Bellamy River Village Condominium Association ("BRV") Unit Owners, scheduled for June 23, 2009, the Board of Directors ("Board") of the BRV researched, exchanged e-mails and met on several occasions to discuss topics of concern to the unit owners. The efforts culminated in the June 23, 2009 Special Meeting as set forth in the following minutes;

At the June 23, 2009 Special Meeting of the BRV Unit Owners, which convened at 6:00 p.m. at the home of Wes and Kathy Strevel, the following was discussed:

1. Revisions to the Cricklewood Condominium Association ("Cricklewood") budget.

Adjustments to the Cricklewood budget were made necessary by Cricklewood's more careful review of its budget, which uncovered past mistakes and under accounting for some expenses, primarily snow plowing. Since, from the beginning, BRV has been under agreement to pay, proportionally to BRV use, a share of some Cricklewood expenses, such as maintenance and plowing of the road into BRV, the lighting of those roads, and the sewage pump house, any revisions to the Cricklewood budget has an impact on the BRV budget. In this case the latest Cricklewood revisions increased the BRV budget by almost \$600.00. Although this amount is relatively small, these mistakes revealed a problem with Cricklewood's fiscal attention to detail, which is unacceptable. The BRV Treasurer, Terry Riviezzo, met with Cricklewood representatives, analyzed the numbers and prepared a spreadsheet breakdown which explains the results of her analysis. The Board has asked that BRV be informed (in advance of incurring any increase in expenses when possible) of any changes to the Cricklewood budget that will have an impact on the BRV budget.

Terry explained the budget issue with Cricklewood as set out above and the cost of \$21.32 to each BRV unit owner to cover the shortfall. She discussed the problem and resolution and explained that BRV will be receiving monthly budget projections from Cricklewood. Jim DeJohn asked if the Easement Agreement with Cricklewood is permanent, which it is.

2. Fire Suppression ("Sprinkler") System:

June Little, our representative at CPManagement, Inc., is attacking this problem on a number of fronts. She is attempting to track down from a number of sources the plans for the units' sprinkler system, so that we can better determine

7/13/2009

whether the problems with the sprinkler systems are totally within the four walls of the units or might involve common area. June is having problems getting the plans for the units, from the developer and even from the City.

She is also in contact with an inspection company (Superior Fire) to re-inspect the systems. The proper antifreeze is "Fire fighter's antifreeze", but Superior Fire, has suggested eliminating the antifreeze in all systems. However, this raises the question: if the antifreeze presently in the systems (whether the correct antifreeze or not) is drained, will the pipes freeze?

She is further checking with the City to get the overall water pressure into BRV reduced. This reduction will have several beneficial effects on all components that accept water, including the sprinkler system.

One unit on Clearwater Drive has been previously fixed (Unit #51). The back-flow valves (to prevent the antifreeze from flowing back into the water system), the holding tanks and the antifreeze all seem to be okay on Deborah Lane. However, Jen Youngren at Unit #24 Deborah Lane mentioned that they have 6 leaking sprinkler heads.

3. Reserve Study:

Prior to the meeting, President Kathy Strevel reviewed the 2005 Reserve Study, which projects the amount of money that will be needed by BRV in the future to repair or replace various common area items. She attempted to validate necessary items, timing and costs. Based on the few years of experience since the study was completed, Kathy and the Board attempted to evaluate the accuracy of the projections with an eye toward bringing the study current. Assuming the accuracy of the study, as amended, if reserve funds are not increased considerably, the financial forecast for 2020 and beyond is challenging.

4. Roof Repair to Address Water Damage Caused by Ice Backup:

June Little has been dealing with four contractors to get bids for various fixes to repair the leaking roofs caused by ice backup, which in turn has caused water damage to some units. The four contractors have bid the work. Noblin, who did the Reserve Study was asked to validate the projected cost of replacing the roofs.

The leaking problems on Deborah Lane are generally in the front bedrooms, except for Erik Youngren at 24, Deborah Lane, who also has a problem with water damage to his side-walls.

The leaking problems on Clearwater Drive are generally in the rear and show up as stains on the ceilings on the side under the third floor furnace, except for Marsha Simmons at 41 Clearwater, who has leaks on both sides of the rear roof and Sue Carabott at 43 Clearwater, who also has leaks in the front roof as well as the rear roof.

There are a total of 13 units affected: 9 on Clearwater Drive and 4 on Deborah Lane. The total cost to repair all 13 is estimated to be approximately \$25,000.00, or, if paid by 28 unit owners, amounts to approximately \$950.00 per unit owner. If the BRV repaired only 2-3 test units in 2009 to evaluate whether any proposed fix actually works and then, if it does, do the remaining roofs with leaking problems in 2010, based on whatever fix worked best, the cost for the 2-3 test units in 2009 would be about \$7,000.00 or \$250.00 per unit owner.

Mark McKelligan at 59 Clearwater raised the question of whether it would be cost effective in the long run to buy more insurance coverage to cover the cost of major repairs. However, since the causes of these types of water damage problems are not typically covered by traditional insurance policies, the cost of such a policy would probably be cost prohibitive.

To address previous inquiries from unit owners, the Board researched the question of proper use of the reserves and determined that reserves can be used for the repairs, such as the roof repairs BRV is facing now. Although looking forward there will not be enough in the reserves to cover all future expenditures based on

the Reserve Study projections. BRV needs to be thinking about building up the reserves.

Based on the considerable investigation and research, the Board presented to the unit owners a written ballot.

The first issue was what should be repaired. Two alternatives were offered: (a) whether to fix all of the 13 leaking roofs contributing to the unit water damage, or (b) repair only 2-3 test units in 2009, using the results of those successfully repaired units to repair any remaining roof problems in 2010, including the remainder of the 13 roofs that are not repaired in 2009.

The second issue was how should the repairs be paid for. Again, two alternatives were offered: (a) pay all repairs by a special assessment or pay 1/2 of the repairs by special assessment and the other 1/2 from the reserve funds.

Puneet Kochhar at 12 Deborah Lane made a motion to replace on the ballot the pay-all-by-assessment alternative, with a pay-all-with-reserve-funds alternative. The motion was seconded and called to a vote. The motion was narrowly defeated, leaving the two alternatives previously proposed by the Board on the ballot.

The ballot was moved, seconded and voted upon. The majority voted to repair all 13 presently leaking roofs in 2009 and to pay for the repairs using 1/2 from the Reserve funds and the other 1/2 from a special assessment.

Adjournment: The meeting adjourned at approximately 8:00 P.M.

Board of Directors