



Chestnut Hill Gardens

Annual Owners' Meeting Minutes

December 5, 2020

Attendance

- **Trustees:** Curtis Frank, James Griffin, Ryan Harmon
- **Owners:** Judy Savage, James Huang, Alex Kaw, Edgar Genosa, Heather Banic, Marat Spivak, Elaine Lin, Krikor Kirkorov, David Werbeloff, Alexandra Harmon, Chaitra Sheshagiri, Julie Reker, Leaura Levine, Susan Heideman, Fred Hapgood, Leonid Shapiro, Debbie Rusch, Julia Gilbert, Michael Gilbert, Bob Dantowitz, Laura Dantowitz
- **ECPM:** Kirk Bennett

Location

- Meeting held via Zoom

Lawsuit Update

- On November 19, the judge dismissed the Association from the case. There is a hearing scheduled for December 23 to determine the balance of the case. The Association will be notified following the hearing on the 23rd.

2020 Projects Completed

- The Trustees reviewed the projects undertaken and completed in 2020 and fielded any questions from owners. Below is a list of the projects completed:
 - Excess junk removed from 165 trash room
 - Roof inspection and repairs at both 163 & 165
 - Checked all seams, repaired tears and caulked all necessary areas
 - Repaired gutter area and roofing around 165 unit #2
 - Eroding concrete steps at 165 between units 1 and 6 repaired. Will look into doing pavers as a permanent fix.
 - Verizon Fios cable and internet installed. They will contact owners in the near future to officially solicit service.

Board of Trustees Election

- Curtis Frank tendered his resignation from the Board of Trustees.
- Chaitra Sheshagiri volunteered to fill the open spot
- The Board of Trustees in 2021 will be Chaitra Sheshagiri (165-1), James Griffin (163-105), Ryan Harmon (163-PH6)

Upcoming Projects

- The Trustees and ECPM discussed the upcoming projects for 2021:
 - Replace the hallway carpets in 163 (\$8,000)
 - Install waist high black iron fence in front along Chestnut Hill Ave (\$TBD)
 - Replace toilet valves and flappers in all units (\$TBD)
- The Trustees and ECPM discussed projects post 2021:
 - Repair rear stairwell at 165 (\$TBD)
 - Refinish walkway between units 7 and 12 at 165 (\$8,000)
 - Roof replacement at 163 (\$43,000) and 165 (\$87,000)
 - Install solar Panels on the roof of 165 (\$TBD)

Open Discussion

- Owners are concerned about the 165 walk way between units 7 and 12.
 - The appearance is a problem given the patch jobs that have been performed over the years
 - The walkway can be quite slippery when it rains
 - It has also become a functional issue with heavy rains. Lately, storm water has been overflowing from the gutters above the 165 mailroom and pooling on the rock garden next to the stairs. The water then flows down the walkway carrying all sorts of mulch and debris clogging the drains in the walkway. Susan Heideman from 165-7 has had water enter her unit via her front door twice within the past year.
 - ECPM will look into some short-term solutions.
 - Susan urged all owners at 165 to clear the drains of leaves and debris before and during rain storms
 - Owners have requested the walkway project be moved up and dealt with sooner rather than later
- Leaura Levine from 165-5 commented on the wooden fence at 165
 - The fence in the back is deteriorating in places
 - Several posts and post covers need to be replaced
 - Susan Heideman has a "fence guy" that can help repair
 - ECPM will set up a company to look at it
- Rodents have become a problem at 165 between units 1 and 6
 - ECPM will coordinate with exterminators to fix the rat traps

- Cleaning the rear stairwell at 165 is not being done regularly
 - ECPM will work with cleaners
- Approach to dealing with major projects
 - Several owners believe that the roof replacements should proceed ASAP, rather than keep spending money on the old roofs.
 - Some owners believe Solar Panels should be installed right away on the roof of 165 citing significant savings from electricity costs and selling electricity back to the energy companies.
 - A loan was discussed so that the association can proceed with several projects all at once (i.e., roof replacement, solar installation, walkway replacement). It was also mentioned that condo fees should be raised. Other thoughts included tackling these projects with some sort of a combination loan/assessment.

Financials

- Kirk Bennett reviewed the 2020 YTD financials and the new budget for 2021.
 - The one thing that is up substantially this year is water. Everyone should check their plumbing. James discussed a program to change all toilet flappers in units. Will discuss further with ECPM.
 - The budget looks very similar to 2020 with the exception of an increase in water and a reduction of Elevator costs.