

## CHG Annual Meeting Minutes 12.7.16

**Present:** Praveen Yadupathi, Farrah Compeau, Matthew Compeau, Curtis Frank, Ivanete Frank, Fred Hapgood, Susan Heideman, David Rozas, James Huang, Ryan Harmon, Alexandra Harmon, David Werbeloff, Shadeah Suleiman, Leaura Levine, Alex Kaw, James Griffin, Michael Gilbert, Julia Gilbert, Mei Genosa, Elaine Lin

**Proxies:** Leonid Shapiro assigned to Susan Heideman; Douglas and Gina Choy assigned to David Werbeloff; Gitta Ferra assigned to David Werbeloff; Howard Kreitzman assigned to James Griffin; Debbie Rusch assigned to Fred Hapgood

### **I. A quorum for voting was established. The following proposals were voted via ballot and unanimously approved.**

- a. Increasing the Board of Trustees from three members to five
- b. Electing the following members to the Board: David Werbeloff, James Griffin, Leaura Levine, Michael Gilbert, Ryan Harmon.  
Susan Heideman is retiring from the Board.

### **II. Kirk Bennett reviewed/explained the Financials on the hand-out distributed to attendees**

- a. Profit and Loss through November, 2016
- b. Balance sheet
- c. Profit & Loss vs. Budget
- d. 2017 Proposed Budget

### **III. Summary of 2016**

- a. Leaking from 163 roof caused extensive water damage to two units. Source of leak was found around drain area, now sealed. Damages to both units have been repaired.
- b. Issues with one unit entailed litigation costs. Costs have been remunerated by unit-owner.
- c. Snow removal slightly exceeded what was budgeted. Snowfall is difficult to predict, and cost did not affect overall profit & loss. Management and trustees agree that maintaining the snow removal budget line at the same approximate level each year is preferable to increasing it and having to raise monthly condo fees.

### **IV. 2016 capital improvements completed:**

- a. Repair of 163 roof -- \$9,000
- b. New LED lights in all common areas via Mass Saves program -- pd. by monthly savings
- c. Additional outdoor lights to better illuminate parking lot -- \$1,570

**V. Trustees asked for volunteers for committees to explore: charging stations for electric cars; installation of roof-top solar panels**

- a. Richard LeCain will try to explore issues surrounding installation of charging stations
- b. No one volunteered for solar panel exploration. Debbie Rusch's previously extensive efforts went very far in engaging with a company, but the company failed to deliver.

**VI. Open discussion**

- a. A unit owner asked (again) for removal of large ladder in garage, which impacts his parking space. ECPM promised to do so.
- b. In view of the association's small increase in water usage in 2016, a unit-owner suggested we conduct another water audit, that is, an inspection of every unit to check for leaky faucets and toilets. ECPM will arrange and carry out the inspections. In cases where leaks are found they will give owners the option of contacting their own plumber or allowing ECPM maintenance workers to do the repair, all at the owners' expense.
- c. One of the trustees reported on plans for tenancy of the three commercial spaces at 167-181 Chestnut Hill Ave: a cat café, Purr Café, hopes to go into the unit closest to the 165 building; Gyro City, a Greek restaurant that currently has one small operation in the Fenway, hopes to occupy the two remaining spaces with a larger capacity restaurant. The CHA Gyro City would include a small outdoor seating area and an expansion of their catering services.

Since both businesses need approval for zoning variances from the Boston Zoning Board of Appeals, attendees were queried as to whether they would approve a letter to be written from CHG to the Zoning Board in support of the variances. Attendees supported the proposed letter.

Respectfully submitted,  
Susan Heideman, Outgoing Trustee,  
on behalf of the Board of Trustees