



# Chestnut Hill Gardens

**2020 Q3 Trustee Meeting**  
**Sunday, October 25, 2020 | 9:30 AM**

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## 1. Attendance

- a. Trustees: Curtis Frank, James Griffin, Ryan Harmon
- b. Unit Owners: Susan Heideman
- c. NOTE: Meeting held via Zoom

## 2. Finances

- a. The Trustees reviewed the Association's financial statements.
- b. Q3 revenue was \$48,118, Q3 expense was \$47,533, Q3 bottom line was a NET GAIN of \$585.
- c. Total reserves at the end of Q3 were \$65,121, including Special Reserves totaling \$12,740. For comparison, total reserves at the end of Q2 were \$62,993 and total reserves at the end of 2019 were \$37,266.
- d. We have received 100% of the 2020 Snow Assessment and 100% of the Water System Assessment. Customary Condo and parking fees are also being fully collected. ***The Trustees appreciate the cooperation of all condo owners for being current with their financial obligations to the association.***
- e. \$4K was used for roof repairs this quarter: ~\$2,500 for 165 and ~\$1,500 for 163.
- f. Ryan also noted that the water and sewer bill was higher than usual. James commented that this was probably due to the dry summer and increase in sprinkler usage. James will ask ECPM to shut off the sprinklers this week. Susan also noted that 7 of the units have gardens and she personally used more water than last year.

## 3. Recently Completed Projects

- a. PH1 at 163 had a water leak from the roof. ECPM has repaired it. The cause was a leak on the flashing at the roof line facing Chestnut Hill Ave.
- b. ECPM repaired the concrete of the front steps of 165 (units 1-6). Some steps were crumbling.
- c. Reiterating the comment made at last quarter's meeting, 2020 has been very quiet with COVID-19 putting a serious damper on projects

## 4. Upcoming Projects

- a. Replace hallway carpets in 163
  - i. Status: On hold, until 2021
- b. Install black fencing around the front of the property.
  - i. Status: On hold, until 2021
- c. Refinish concrete on walkway at 165
  - i. Status: Will be dealt with at a later date

- d. Repair rear stairwell at 165
  - i. Status: Currently functional and in-use. Will have to be dealt with eventually.
- e. Roof replacements at 163 and 165
  - i. Status: Anticipate 163 roof replacement within 2-3 years. Anticipate 165 roof replacement within 3-4 years.

**5. Other Business**

- a. There are no updates on legal proceedings with respect to the lawsuit against the association. Litigation stalled in courts due to the pandemic.
- b. Fios has done extensive work wiring the buildings and Verizon internet services should be available soon.
- c. The volume of trash, and especially boxes in the 163 trash room continues to be immense. By Monday morning the trash room at 163 is a mess, all bins totally packed and stacks of collapsed boxes. As a result, the fees from our secondary private trash pickup (S&K) have gone up, and will likely remain high for the remainder of this pandemic.