

# Chestnut Hill Gardens Association

## 2022's Annual Owners' Meeting Minutes

Wednesday, January 11, 2023

8:00 PM

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### 1. Attendance

a. Trustees: James Griffin, David Werbeloff, Chaitra Sheshagiri

b. Owners: Fred Hapgood, Bob Dantowitz, Laura Dantowitz, Aditya Naik, Heather Banic, Elaine Lin, Judy Savage, Leon Shapiro, Michael Gilbert, Julia Gilbert, Tom Morrissey, Amir Kavyaan Ziabari, Juwoon Park, Leaura Levine, Alex Kaw, Iras Lu, Krikor Dzeronian, Barukh Guralnik, Debra Rusch, Edgar Genosa

c. Kirk Bennett (ECPM)

NOTE: Meeting held via Zoom

### 2. 2022 Projects Completed

The Trustees reviewed the associations projects that were completed this past year.

- Junk removal from 165 trash room
- Roof inspection and repairs at 163 and 165
  1. ECPM checked condition of both roofs this summer
  2. Repaired tears, caulked HVAC units, repaired rubber around gutters
- Replace back stairway and repaired cement at 165
- Repaired and resurfaced the walkway and mailroom floor at 165
- Painted the mailroom and lobby at 163
- Painted the mailroom at 165

### 3. Board of Trustees Election

The owners elected the following owners to serve as Trustees for the year 2023.  
James Griffin (Unit 105), David Werbeloff (Unit PH4) and Chaitra Sheshagiri (Unit 1).

#### 4. Upcoming Projects

The Trustees discussed the following projects that we plan to complete next year.

- Replace patio fences at 165 (\$TBD)
- Replace hallway carpets in 163 (~\$10,000)

#### 5. Long-Term Projects

The Trustees reviewed upcoming long-term projects and repairs.

- Roof replacement at 163 & 165 (\$TBD)  
ECPM will research the quality and cost of the new type of rubber coatings for the roofs.
- Install Solar Panels on roof of 165 (\$TBD)  
ECPM will research solar panel warranties and who is responsible for any damage to the roof after installation. ECPM will determine whether we should install the solar panels at the same time as the roof work.

#### 6. 2022 YTD Financials (Jan'22 - Nov'22)

Kirk Bennett reviewed the associations financials.

The following expense categories showed 20% or greater increases over the prior year:

- Repair, Maintenance and Work-orders @ 45.88%
- Snow Removal @ 22.75%
- Fire Alarm System @ 46.01%
- Electrical Work @ 181.09%
- Utility - Gas @ 29.82%
- HVAC @ 316.67%
- Exterminating Service @100.00%
- Garage Door Repair @ 373%

Overall operating expenses increased by 22.19% over the prior year. A significant portion of the increase was from an increase in work orders and system failures (Fire Alarm, HAVAC and Garage Door repairs).

The trustees discussed the fact that the monthly maintenance fee was falling short of covering the association's operation expenses. The trustees have decided to revisit this

situation and will decide whether we should increase the monthly maintenance fee by 10% after we review the associations 1 Qt. expense run rate.

## **7. 2023 Budget**

Kirk Bennett introduced and explained the new budget for 2023 which has been adjusted for what we know will be an overall increase in expenses due to inflation that we are already seeing in our cost to manage the association.

## **8. Questions/Comments**

Several owners had questions on when and how the association would address the need for charging stations for electric vehicles. The trustees suggested that the owners who wish to purchase an electric vehicle should start researching what was needed and what type of installations were available to condominium associations, and whether there were any subsidies available from the Federal or State Governments as well as the Electric Company (Eversource).

There was also a discussion about the use of the 165 walkways as a cut through by the neighbors. The trustees will have ECPM install "Private Property" signs at 163 and 165.

There was a significant amount of time spent during the Q&A period discussing the rental policy. James laid out a compelling case that the original property developer clearly intended Chestnut Hill Gardens to be a primarily owner-occupied association. With this in mind, along with other factors governing condominium law in MA, as well as FHA/HUD requirements about the percentage of owner-occupied units mandated for an association, it becomes clear that our present limit of 4 rentals at any one time will be difficult to change. In addition, based these factors, the trustees and several owners have no wish to see this percentage change.