



Chestnut Hill Gardens

Annual Owners' Meeting
December 5, 2018

Attendance

- **Trustees:** Michael Gilbert, James Griffin, Leaura Levine, David Werbeloff
- **Owners:** Susan Heideman, Curtis Frank, Heather Banic, Leonid Shapiro, Alex Kaw, Boris Guralnik, Gitta Ferra, Julie Reker, Laura Dantowitz, Marat Spivak, Neil Kreuzer, Julia Gilbert
- **ECPM:** Kirk Bennett

Location

- 165 Chestnut Hill Avenue, Unit 11

2018 Projects Completed

- The trustees reviewed the many projects undertaken and completed throughout 2018 and fielded any questions the owners may have had about them. Below is a list the projects completed.
 1. Financial Initiatives (Apr)
 - a. Established annual snow removal payment
 - b. Instituted 2-year assessment for 163 water system replacement
 2. Property repairs from snow plow damage (Apr)
 - a. Walkway railings & lighting
 - b. Parking lot electrical box
 3. Garage Power-washing and junk removal (May)
 4. Fixed drainage problems at 165 (Jun)
 5. Rhododendron replacement at 165 and landscape repairs around 163 (Jul)
 6. Elevator repairs at 163 and 165 (Jun, Jul, Oct, Nov)
 7. Refinished front and rear doors at 163 (Jul)
 8. Repaired copper flashing, stucco & brick around balconies at 163 (Aug)
 9. Updated security system software at 163 (Aug)
 10. Amended Rules & Regulations (Nov)
 - a. Edited Rules: 6 (Signage), 14 (Moving)

- b. New Rules: 16 (Trash Room), 17 (Driveway), 18 (Guest Parking), 19 (Violations), 20 (Late Fees)
- c. Modified Rule: 21 (Rentals)

- The major concern and questions from the owners were about the elevator's reliability and service costs.
- The trustees explained that elevator maintenance and service is one of the major expenses for the association and that we have been unhappy with our current service provider. Kirk Bennett told the group that EMS was in the process of looking for a new elevator service company.

New Contractors

- We have replaced our contractor for Snow Removable (Park) with Horgan Enterprises of Brighton for the 2018/2019 snow season.
- We are also taking bids for a new Landscaper and as mentioned above a new Elevator Service Company.

Board of Trustees Election

- We held an election for a new board member to replace outgoing member Michael Gilbert.
- We had only one owner who chose to run, Curtis Frank (165 Unit 9). Curtis was elected by unanimous consent by all the owners present.

Upcoming Projects

- The trustees covered several upcoming projects that are underway or will be address in 2019. Listed below are the main items.
 - Repair roof and building leaks in 163 (Spring 2019)
We are still having leaks from the roof of 163. We will address these in the spring as it is too cold this time of year for roof repairs. The trustees hope to prolong the life of both roofs as long as possible.
 - Repair rusted railing on walkway at 165 (Spring 2019)
We discussed the poor condition of the railing and walkway at 165. The railways will be sanded and painted this spring.
 - Refinish concrete on walkway at 165 (Spring 2018)
The material on the concrete walkway at 165 needs to be repair/replaced. Kirk will research different methods for refurbishing the walkway. One idea is to

cover it Trex a plastic decking material. More study is needed before we proceed with this repair.

- Replace water system in 163 (Fall 2019)
We plan to replace the hot water system in 163 in the Fall of 2019. The first assessment for this project will be due 1/31/2019.
- Replace hallway carpets in 163 (TBD)
We are will hold off on this project until we have a better idea of what the roof repairs at 163 will cost.
- Continued focus on finances & cost savings

Long Term Projects

- Roof replacement at 163 & 165
The trustees discussed with the owners the future replacement of the roof on both 163 and 165 as they are beginning to reach the end of their life. The trustees believe that it is very possible that one or both roofs will need to be replaced within the next 5 - 7 years. We discussed with the owners the many ways to plan and play for this upcoming large expense. There were many different options on how to go about this, but it was decided that we needed a true cost estimate before any decision can be made. Kirk Bennett will research the different methods of roof replacement and their cost and get back to the trustees with this information. The trustees with them share this information with the owners for further discussion.
- Solar Panels
Several owners asked about having solar panels installed on the roofs. While the trustees think it a good idea, we thought it best to consider this after we have a clear picture on the health of our roofs. It was also thought it best to hold off until the roofs are upgraded or replaced.

Open Discussion

- We had a lively discussion on unforeseen costly repairs that prevented us from growing the associations reserves. These repairs were the result of the aging buildings and unexpected elevator repairs. The general consciences seem to be that surprise assessments are to be used only as a last resort. Most owners suggested we raise the monthly condo fee and try to build up a higher reserve fund. The Trustees will discuss and review fees at their next meeting.
- Several owners also suggested that we should update the rule for parking spot maintenance fees in the Master Deed. As there are 4 parking spots that are owned by non-CHG owners and as we can only charge them \$10.00 a month, we are not able to

charge them for the real cost of maintenance. The trustees agree that we should review and revise the Master Deed rule for parking spots. The trustees will start this review and process ASAP.

2019 Budget and 2018 YTD Financials

- Kirk Bennett went over our YTD budget and the new projected 2019 budget.
- 2018 financials will be posted to the CHG website once finalized in January.