

POMPONHO PINES CONDOMINIUM TRUST

Meeting Minutes

January 21, 2021

TRUSTEES:

Amy Chandler, Jeremy Foote, Jim Duffy, Sue Sheehan, Paudraig Curran, Stephen Dias & Shane Abboud

MANAGEMENT: James Roberts

MEETING CALLED TO ORDER: 7:05 PM

OPEN SESSION:

1. Meeting was held via Google Meet

FINANCIAL STATEMENTS:

1. Review of December Financials (posted to the website)
2. Review of Delinquency Report

MAINTENANCE

1. Some of the old front stairs have degraded markedly.
 - a. This includes some loose railings.
 - b. Replacement efforts will continue next year, starting in the spring.
2. Some fences are at the end of their life cycle.
 - a. A replacement effort will have to be considered.
 - i. Various options will have to be priced out. Jamie will look into it.
 - ii. Rotation of replacements to start next summer.
3. Work Orders
 - a. All work orders have been discussed and reviewed by the Board.
 - b. We are working on resolving any issue as quickly as we possibly can.

LANDSCAPING:

1. Tree Replacement Proposal
 - a.
2. BB Court/Loam and Seed (**POSTPONED UNTIL FURTHER REVIEW BY THE BOARD**)
 - a. New BB Court asphalt has been completed.
 - b. Loam and seed for the Field Area will be postponed until further review by the Board.
 - i. On hold due to budget reasons.
 - c. When this project commences it will include the following:
 - i. The existing organic dump material will be pushed further into the wooded area
 - ii. Field will be graded and leveled
 - iii. Loam will be installed throughout the Field Area
 - iv. Hydroseed grass will be sprayed throughout Field Area
 - v. Residents (including pets) are NOT permitted to walk on the Field Area once the

hydroseed grass has been installed until the grass seed sets, establishes, and is fully grown in.

NEW BUSINESS:

1. Violations & Enforcement
 - a. Enforcement of rules has been stepped up in an effort to remove habitat for pests. This has led to an increase in complaints.
 - b. Many sheds are in such poor repair that they are an attractive nuisance. Some may have to be demolished
 - c. Maintaining sheds is Unit Owner responsibility. A letter will be sent reminding owners of this fact.
 - d. Amy mentioned that some of them may have been installed by the Board in the past.
 - e. Shane proposed the board come up with a concrete policy regarding sheds to be reviewed at the next meeting.

2. The Board has the right to inspect Exclusive Use Common Areas and cite units for violations.
 - a. Generally such an inspection will be preceded by a notification letter or e-mail.
 - b. Enforcement of rules and regulations needs to be stepped up.

3. Solar Project
 - a. COVID is causing a delay in acquiring the solar panels. As soon as they arrive, the installers will be ready to go.
 - b. Small pressure treated structures have been built with gray metal boxes on them. They are out in the open and quite ugly. Further details from Jordan are required.
 - c. Unit owner response to the notice requesting the National Grid account number has been good.
 - i. The form will now be part of the incoming buyers packet.

4. Tree removal
 - a. 29 trees will obstruct the solar panels and have to come down
 - b. A bid has been received. Cost seems quite reasonable: \$51k for removal, \$3.5k for stump grinding, \$7k for stump removal off of property.
 - i. The Board is awaiting at least 2 further bids and will decide based on quality of work, as well as cost.
 - c. Shane proposed a tree-for-a-tree system where the removed trees will be replaced on a one-for-one basis with new ones that won't grow so tall and pose a danger to the units or the solar panels.
 - i. Jamie will compile a list of possible replacements.

5. Rules and Regulations Revisions
 - a. The revised rules and regulations were submitted to the Board for review.
 - b. Full consideration and approval will require a separate meeting.

6. The update to the rule about the Right of First Refusal is still pending from about 2 years ago.

- a. With this in the condo docs, FHA approval is impossible to get, because it is discriminatory.
 - i. The Board has never invoked this.
- b. A vote by the association would be required to change this, with a supermajority approving.
 - i. Being eligible for FHA loans would drive up home values
 - ii. Jamie suggested also incorporating a bylaw change that would allow virtual meetings, which will allow virtual signatures.
- c. Shane proposed drafting a letter requesting Owners fill out a directed proxy voting on both bylaw changes.
 - i. Jamie will submit to the attorney. Letter should be ready in 1-2 weeks.
 - ii. Paudraig made a motion to proceed.
 - 1. Jeremy seconded.
 - 2. The board approved unanimously

7. Late Fees

- a. Board discussed the issue of late fees during the COVID-19 Pandemic.
- b. Board has decided that late fees will be waived for any unit owner for the month of April.
- c. Board will decide each month whether to extend the waiver of late fees for the upcoming month at the monthly Board meeting.
- d. Board has decided to waive all late fees for September 2020.

OLD BUSINESS:

1. Rodent Problem

- a. We are making some headway, but not quickly enough, and it is getting expensive.
- b. Increased rule enforcement should deprive them of habitat.
- c. Pest control company has been told to switch from trapping to baiting.
- d. This may cause an uptick in sightings of dead rodents around the property.

2. Water Main shut off valves (**POSTPONED UNTIL FURTHER NOTICE**)

- a. Should be starting up soon.
- b. Some of the shut off valves have calcified due to lack of use and can no longer be turned off.
 - i. This is an issue because there will be no way to turn off the water to any particular unit if there is a plumbing emergency.
 - ii. If we do not have this option, there is a chance that other units can be damaged from any leaking water.
- c. Email will be sent out to inform unit owners to test their shut off valves and express them at least 2x per year.
- d. If the unit owner has a valve that is calcified and cannot be expressed, the association will send out a plumber to replace the valve.
- e. The cost of the replacement will be split equally between the association and the unit owner.

MEETING ADJOURNED: 9:00 PM

INFORMATIONAL ITEMS:

LOANS:

- A. Vinyl Siding Loan
 - a. \$897k, 10/19/11 - \$9,544 per month - 5% interest, 5 yr term, 10 yr repayment.
 - b. Refinanced on 1/19/15 - 4.68% for 5 years, then rate may change
 - c. Current loan amount owed: \$134,963.36
- B. Solar Project Loan
 - a. \$1.6 Million, 9/14/20 - \$? per month
 - b. Current loan amount owed: 1.6 million

ROOFS REPLACED: ALL roofs have been replaced in July-August 2020

ANNUAL MEETING: Thursday –Dec 16, 2021 - 7pm East Bridgewater Town Hall 2nd Floor OR online through Zoom or Google Meet

BOARD TERMS:
2020: Paudraig Curran
2021: Shane Abboud
2022: Amy Chandler, Jim Duffy, Sue Sheehan, Jeremy Foote
2023: Steven Dias

POSSIBLE BUDGET ITEMS: Repaving/Repairing parking lots, Landscape remodels, fence replacement, front entry stairs replacement, solar project.