Present Via Telephone Conference: Don Hooper, Robert Koester, Jay Welsh. Terry Jones and Lori Pare from Belle Terre were also present.

The following items were discussed:

* 2019 Meeting Minute

The Board made a couple of minor changes to the draft. Lori will post the minutes to the website once the changes are made.

* Audit

Terry confirmed the Auditors just finished their field visit. Mr. Hooper inquired if they were in line with the projected savings; Terry confirmed insurance was higher; however, she felt they would be close to the projection.

* Top Deck Rail:

The Board voted to replace the top rails with Azek in the spring at the recommendation of the contractor.

* Repairs

Terry confirmed a number of units had siding repairs made last year. Units 46, 44 and 42 had siding replacements made in anticipation of 2020 Unit Staining.

* Staining

The Board agreed to revisit 46-44-42 prior to a final decision on staining.

* Landscape

Mr. Hooper asked if TruGreen came back again last year; Terry confirmed they did return but it was not that effective. Terry commented said she feels someone needs to oversee the work; Mr. Koester agreed to oversee with advance notice.

The Board requested the bluestone walks have more product added if needed.

* Roofing

There are 8 slopes left to re-shingle. It was agreed that Mike Mayo needs to re-inspect in the early spring and decide which slopes are recommended for replacement. Terry confirmed the necessary repairs to the siding and slope of Unit 38 were completed.

Remaining Slopes Left – Units 46-44-42 both parking and deck side – Units 38-40 deck side only.

* Chimney Inspection

Terry confirmed Tony’s Chimneys completed the necessary repairs at Unit 46.

* Air Conditioner

It was noted that the air condenser at Unit 30 still needs have a fence installed. Terry will check with Rick Sorger, HVAC Tech, to verify clearances needed for proper operation.

* Directors

The Board discussed a succession plan for future replacements.

* Birch Tree Removal

The Board decided to delay removing the Birch tree near the entry of Unit 34. Currently the tree appears to have rebounded from the previous winter’s damage.

There being no other business, the meeting was adjourned.

Respectfully Submitted,

Lori Pare, Recording Secretary