

MONTROSE CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

June 30, 2025

AGENDA

1. Call To Order – 05:33 pm
2. Open Session
 - a. Any questions or issues from attendees to be brought to the floor.
 - i. Mowing in July and August – suggested that we don't mow as often during this time. We explained that the landscapers don't mow the whole lawn during the hot months. Just where it's shaded and not where it's dead.
 - ii. Asked if they could Buy mulch for their building and this is fine, but it has to match the mulch used by the landscaper
 - iii. Asked if they could buy dirt and seed for lawn in front of building 14. They are welcome to if they decide to. We know the lawns are in bad shape all over the complex, but that isn't the highest priority for our limited budget. Once the rot and painting is done, we need to then focus on replacing the roofs and septic
 - iv. Dryer vent hasn't been cleaned. It's a rental unit and lint is getting onto the lawn.
 - b. Board approval of May Meeting Minutes - Approved
 - c. Review Financials –
 - i. Cleaned up Balance Sheet, removed all accounts so we can now post in mail house
 - ii. Zoom (for annual meeting) – continue the contract, Sally will set up.
 - iii. Credit card is available now to use
 - d. Management Report – 06:00 pm
 - i. Old Business
 1. Roofs – will patch until major project started
 2. No Grubs! – We had the company that does the lawn treatment look at it, and he confirmed that there actually aren't any grubs.
 3. Cement Stairs Replacement
 - a. Completed the walk around
 - i. Identified units
 - ii. Getting cost and then deciding on how many we can do.
 - iii. Will do either 2 or 3 depending on cost.
 4. Road and path patching
 - a. Will do 1 pallet patching
 - b. We will shore up the sides of the roads with the savings from not sealing the steps
 - ii. New Business
 1. Ratify
 - a. The repair of 3 deck railings at building 10 this year - approved
 2. Asked to look into possible savings on electric bills with different provider
 3. Ground hog – Building 3. We will have the trapper come out and relocate it.
 4. Walk around – completed

5. Landscaping the buildings – what's the plan – discussed and there really isn't any budget left after we replace the tree that blew over in the wind at the fork garden
6. Gutter work
 - a. Cleaning – 2, 1, 14 – added 3, 7 & 9, 5 after walk around
7. Late fee notification - CSM changing their regs, we will review with them

3. Board Only – closed session – 6:21 pm

Next meeting will be in the 3rd quarter of 2025
4. Adjournment – 6:21 pm

MONTROSE CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
March 26, 2025

Meeting Minutes

1. Call To Order – 05:31 pm
2. Open Session
 - a. Any questions or issues from attendees to be brought to the floor.
 - i. No Issues were raised'
 - b. Board approval of September Meeting Minutes - Approved
 - c. Review Financials –
 - i. Getting refund on 8,000 – not fertilizing this year.
 - ii. Tree removal for pump house – going to happen this summer 2nd 3rd week of April
 - iii. Patty paid the whole bill not just the deposit for tree removal at pump house – brought it to her attention
 - iv. Cleaned up Balance Sheet, removed all accounts from previous management co - can now post in mail house
 - v. Zoom – continue the contract, Sally will set up – wait for CC
 - vi. Ordered a credit card for the association.
 - d. Management Report – 05:30 pm
 - i. Old Business
 1. Working with the Water Company
 - a. All of a sudden, there was no water
 - b. They had been onsite every day the week before.
 - c. Changed Arsenic Medium – Should have had 3 years only got 9 months.
 - d. Usage doubled in a week.
 - e. Arsenic had gone up in wells
 - f. NH has tough requirements for Arsenic
 - g. Re-bedded the medium
 - h. Considering another tank
 - i. Brought in water to supplement so we had water
 - j. Donna Buxton gives us a discount for emergency deliveries
 - k. The support company opened the system and realize that there was a problem with circuitry
 - l. Question – how much did this recent issue cost? - we'd have to get back to you on that.
 - m. Send telemetry access to Steve
 - ii. New Business
 1. Ratify:
 - a. The summer landscaping contract - done

- b. Contract for building damage repair – 3 &
 - i. Starting in April
 - c. Contract for building painting – no contract but we're in contact with the owner.
 - d. The fertilizing contract - agreed – grubs only
- 2. Grubs – waiting to hear from Andy. Bayberry notified us in March that we have a Grub problem.
- 3. Cement Stairs Replacement and sealant – sealing last 3 years stairs
 - a. Lets do this early this summer
- 4. Road and path patching – Keep with 1 pallet, won't be able to shore up the sides. We don't have the budget for that.
- 5. Walk around – mid-April
- 6. Roofs
 - a. Losing shingles
 - b. Investigating Replacing and reconfigure gutters on front of buildings when roofs replaced– Carnes Roofing
- 7. Combining handyman tasks for same day to save on minimum \$100.00 charges
- 8. Landscaping the buildings
 - a. Spending more on tree budget \$7,500
 - b. Cuts landscape other deduct \$600 for Tree work
- 9. Tree work – no walk around with the arborist.
- 10. Gutter work
 - a. Cleaning – 2, 1, 14
- 11. Late fee notification
 - a. They don't get notified
 - b. They need to send notification when levied
- 12. If someone reports an issue, please send it along with a picture

- 3. Board Only – closed session – 6:36 pm
 - i. Next meeting will be in the 2nd quarter of 2025
- 4. Adjournment – 6:30 pm