

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY January 7, 2021 5:00 pm
All are welcome

PRESENT: **Neighbors:** N. Whitney, P. Roberts, S. Thompson . S. Hardy, K. Bujold, G and C Larkin, R. Denver, E. Nicholas. **Board:** C. Benedict, K. Kienitz, E. Miller, J. Nicholas, A. Parsons Marchant, H. Sessa. Property Manager: R. Bruns

H. Sessa welcomed everyone and wished a Happy New Year to all.

OWNER FORUM: Best wishes extended from owners present

SUGGESTION BOX: One suggestion received: roof work on #14

CHANGES/ADDITIONS TO BOARD MEETING AGENDA: A. Parsons Marchant requests clarity about inclusion of unit selling price in the Board Minutes.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING: E. Miller moved to approve with second by C Benedict. Motion carried 6 aye.

TREASURER'S REPORT: E. Miller reports we are about 6200\$ over spent year to date related largely to extensive maintenance needs including, and most recently, sewer pumping station work.

MANAGER'S REPORT

R. Bruns described new form required of condo associations to confirm compliance with propane requirements. All Winter Watch arrangements are in place.

PRESIDENT'S REPORT

1. Multiple emails to plow contractor N. Mosher for stakes in back, sand buckets and specifics re: moving cars. No reply. **ACTION:** R. Bruns will contact N. Mosher and communicate instructions to residents. R. Bruns will forward phone number for N. Mosher to H. Sessa.
2. Moss on roofs - notably #30 and #42. **ACTION:** C. Benedict will add roof brooming to maintenance list for spring 2021

3. Resident Shovelers: While a helping hand to neighbors is appreciated, NO RESIDENT is to be shoveling in the roadways at any time.
4. Smoking complaint: certified letter to unit owners has been sent and receipt returned. 750\$ in levied fines has not been received.
5. Fire extinguishers were provided as a service to owners, it is not required of Associations. **ACTION:** R. Bruns will email to all residents encouraging residents to evaluate viability of fire extinguishers, smoke and carbon dioxide detectors and to recharge/replace as necessary. Email will include references that can assist owners with recharging of fire extinguishers. Notice will also be posted at mailboxes. A hard copy will be mailed to all residents for their unit looseleaf.
6. #14 ongoing Leak. **ACTION:** R. Bruns will arrange for Shugar Roofing to return and to collaborate with J. Nicholas on a solution.
7. Should unit selling price be in the Minutes? R. Bruns recommends "no"

COMMITTEE REPORTS

1) COMMUNICATION

a. Resident Relations - Cindy Benedict

C. Benedict reports great progress with monthly tracking of maintenance needs. **ACTION:** R. Bruns will post a reminder to break down all cardboard boxes on the dumpster and include in memo to residents **ACTION:** R. Bruns will ask Building stewards to remind end unit owners to turn off outdoor water spigots. Turnoff is located in the water heater closet. **ACTION:** R. Bruns will contact residents with request to contact Ruth if owner wants to hire plow contractor N. Mosher to shovel their decks.

b. Website

Reimbursement for website costs is in process for web volunteer K. Bujold. **ACTION:** Board to review content and explore links Kris has recommended for review. **ACTION:** volunteers sought for recycling content for website.

- 2) GROUNDS AND GARDENS - Kathy and Anne. **ACTION:** A Parsons Marchant will contact Thibodeau Landscaping in followup HVAC: K. Kienitz provided a powerpoint presentation reviewing appearance of electrical installations across the property. **MOTION:** going forward, requests for heat pump installations will no longer require heat pumps to be painted brown. Moved: K. Kienitz. Second: E. Miller. Aye: 4, Nay: 0, Abstention: 1. Rationale for motion: prior requirement to paint heat pump units has resulted in peeling paint and new understanding that brown paint on top of factory applied surface is not durable. K. Kienitz was thanked for doing a well researched presentation leading to this motion.

MOTION to adjourn made by A. Parsons Marchant at 6:38 pm and was seconded by C. Benedict

Next Board Meeting February 11, 2021. A Workshop meeting to discuss Web Content will be scheduled.

Respectfully submitted,
Anne Parsons Marchant, Board Secretary