

Architecture and Grounds: Betsy announced that Chris Waterous has agreed to take on Grounds in addition to Homeowner Project Approvals. In relation to Grounds, it was suggested that Chris ask Sarah Burrows if Tom left any notes relative to the specific tasks of the committee and how it had operated in the past.

Infrastructure: Betsy announced that Bob Brakman offered to chair this committee. Bob reported that he is currently doing a review/inspection of all the decks in 3B with a view toward getting out an RFQ for all repair work that needs to be done.

Buildings: We still (desperately) need someone to Chair a Building committee.

Contract Updates:

Motion: To not renew SKEET's for snow removal (Jeanne) . All approve.

Motion: To expand WaterWorxxx contract to 12 months at a cost of \$73,000*to include snow removal and to have snow removal pricing differentiated from the landscaping costs. All approve. *This cost is \$4,850 less than having two separate contractors doing the work of landscaping and snow removal.

Motion: To give the contract for deck staining (Section 2A (floors only), and 2B and 3A complete deck painting) to Mid-Hudson Painting, Inc. for the cost of \$20,480. All approve.

AND to give the contract for building painting in Section 3A to Mid-Hudson Painting, Inc. for the cost of \$46,800. All approve. It was noted that the cost of stain and paint is not included in the \$46,800 building paint cost or the deck stain cost of \$20,480. An estimated cost for the price of building paint and deck staining is approximately: \$10,000. We also discussed the fact that we were making a decision to switch the paint company to Sherwin Williams for all paints and stains so that we would get the benefit of an Associa discount of 30% and a better guarantee on the products. An additional benefit is that the Sherwin Williams Regional Rep will periodically check on-site throughout the project so as to ensure its compliance with specs.

Motion: To award Dan Bunten (Dan's Excavating and Construction, Inc.) a contract to address draining issues in Section 1 (Units 15 – 20). The contract provides for \$27,286. All approve. The work is projected to begin in August.

Maureen Kenney presented the history of the current Reserve Study Analysis and the HOA decision to create a formal 6/7 year plan to address ongoing repairs and to ensure that the buildings/decks/roofs are maintained (as they are the highest priority); addressing infrastructure was a later decision. Don Sutherland was very influential at the time. He took the initiative to hire an outside company to carry out the Reserve Study and to periodically get this updated.

The campus is divided into 6 sections so that each section would get full attention every 6 years for siding repair, painting, decks and roofs. NOTE: the decks were originally the responsibility of the homeowners. The HOA later took on the full maintenance (structural and painting). The 7th year was when the "other" projects would get attended to. This might include infrastructure, etc.

Maureen was clear that if the current Board decides to change this cycle in any way it is critically important to create a new plan so that it is clear how the buildings, etc. will be continually looked after and repaired. Maureen also stated that Don specifically noted that the decks are a high priority and must be addressed in a timely manner.

Betsy indicated that the 6/7 year plan is now cost prohibitive since covid caused so many price increases and other factors. We also haven't been contributing to the Reserve Plan for capital expenditures at the rate recommended by the Reserve Study and we have been basically funding projects from year to year. There are many other concerns on the campus such as drainage issues, parking lots, erosion and lighting concerns that can no longer be put off. They need to be addressed in the near future. Roof replacement, for example, starts in the rotation next year and we need to do something to address this.

The reason why the paint committee has spent a lot of time working with Sherwin Williams is to try to extend the life of the carpentry/painting projects related to the buildings/decks. This may be one way to spread expenses over more time.