**Gile Hill COA Board Annual Meeting December 1, 2020, 6:30 PM**

**Zoom Meeting**

**In attendance**

Gile Hill COA Board Members: Monte Blaustein, Nancy Garrett, Sarah-Jane Kerr, Arthur (Art) Knippler, Beth McKinnon, Tim Tregenov,

Gile Hill Condo Owners: Louise Moon, Peter Clark, Misha Advena, Rich Gregor

Maloney Properties (MP): Tom Blondin, Kathy Luce, Diane Badger

**Quorum established**

**Meeting Agenda reviewed**

**New Business**

* Various owners from 4 Gile, 7 Gile and 11 Gile are in attendance for new business agenda items.
  + 4 and 7 Gile owners to discuss air conditioning.
    - Proposal sent with photos contemplating placement of AC units.
    - Options include concrete pad or mounted on siding.
    - Vendor being considered is Revision Energy.
    - Concerns expressed regarding exterior noise.
    - Concerns expressed regarding whether private property can be in common areas – should owner sign document indicating that AC unit is their private property?
    - Request made to consider any safety feature that can make private property safer.
    - Suggestions made that one proposal be submitted for all.
  + 11 Gile owners to discuss electrical car charger.
    - Currently 4 EV cars on site
    - Cost for installation of two charging stations is $6,000.
    - User is charged for consumption.
    - Suggested that when ready to move forward, Twin Pines might be interested in joining effort.
    - No further action currently

**Minutes from September 2020 Meeting:** Distributed prior to meeting via e-mail.Reviewed by Board members.

* + Nancy made a motion to vote on approval of minutes.
  + Beth seconded the motion.
  + Tim Tregenov restated the motion and ask for affirmative votes, negative votes.
  + All votes were affirmative and thus unanimous.

**Update by Maloney Properties:**

* Fall clean-up is done.
* Snow removal on track L&M
* Trees removed.
* Pressure treat guard rails will be replaced.
* Inspection in late winter for staining - now trying to schedule.
* CNA still on hold due to Covid-19
* Paving and other issues will be reviewed/discussed.
* UPS hit an overhang on Granite Lane, repaired and UPS paid for it
* Sprinkler leak in unit, fixed.
* Transitions to better lighting, will be consistent LED.
* An ask to use a baffle on one of the lights
* Recycling - more pick up of dumpster.
* Casella - glass OK
* No Grocery store bags!
* MP to distribute information to Owners/Tenants/Twin Pines
* Future attention:
  + Stairwell, paving (still consider bringing in Hanover), grading.
  + Staining
  + Early 2021 documentation regarding common areas to be presented.

**Treasurer’s Report and Comments:**

* Recommendation of a 4% increase
  + Fixed costs are easy /Variable costs adding up.
  + Capital repairs (painting for next summer). Currently not in budget
  + Trash costs have gone down.
* Improvements budget has been put in this budget
  + Can cover plantings, trees, et al.
  + Wear and tear on property
* Recommendation to approve the budget.
* Recommendation to approve the 4% increase.
* Received Blaktop quote
  + $ 231,000 for 10 years of work
  + 160.00 per year per owner (increase a percentage per year)
  + Suggested in a pull in for vehicles to accommodate parking needs for unloading/loading.
* Reserve fund currently at $165,000
  + Suggested again made to switch to online high interest account.
  + Monte and Kathy to discuss at next meeting.
* Vote
  + Art made a motion to vote on approval of minutes.
  + Nancy seconded the motion.
  + Tim Tregenov restated the motion and ask for affirmative votes, negative votes.
  + All votes were affirmative and thus unanimous.

**Board Discussion/Other issues**

* Exterior Lighting request
  + Thoughtful approach to exterior lighting
  + Consistent color and temperature
  + MP to work on consistency and direction of lighting.
* 15 Gile Drive, 2B small leak in refrigerant cooler piping, new AC unit
  + Request for Maloney to get “as-Built” or similar document.
  + Unit will be sold on January 7, 2021
  + Owners eager to have issue addressed.
* Nancy Garrett stepping down as Board Secretary.

**Adjournment:**

* Art made a motion for adjournment.
* Beth seconded the motion.
* Tim restated the motion and asked for affirmative votes, negative votes.
* All votes were affirmative and thus unanimous.
* Annual Meeting adjourned at 7:56 pm