

**OAK BRIDGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING MINUTES  
THURSDAY JUNE 16, 2011**

Present:      Bob Boley                    -      President  
                  Carol Cushing                   -      Secretary  
                  Sue Mulhearn                   -      Director  
                  Elaine Devlin                   -      Great North Property Management

Absent:        Marian Gynan and Michael Zachodny

**1. OPEN SESSION:**

The concerns of the few owners who attended the meeting included being notified if large groups (parties) are expected at the pool. The Board responded that the pool cannot be reserved and there is no way of knowing if someone has a large group using the pool. Dennis commented that furniture is being left at the dumpsters, as he and Don have had to break it down to dispose of it inside the dumpsters. Dennis also mentioned that the awning of bldg. #2 had been once again hit by the lawn mowing crew. Elaine said she would call Ultragreen to have them come out and repair it.

2. The regular meeting was called to order at 6:04PM

**3. MINUTES:**

A motion was made By Carol Cushing, seconded by Sue Mulhearn, to approve the minutes of the May 26, 2011 Board meeting.

The motion passed, all in favor.

**4. FINANCIALS:**

The Finance Committee had a concern with regards to the large discrepancy in the operating account from the end of April to the end of May. Elaine explained this was due to the \$40,000.00 transfer approved by the Board, and also the \$30,000.00 for ice dam removal.

The Board requested that Elaine contact accounting to create a separate reserve account for bldgs. #2 and #3.

Elaine will call the City of Concord relative to the tax bill for unit #40, which is due on July 1<sup>st</sup>.

**5. OLD BUSINESS:**

**Earthtones** – Elaine will follow up with Marc Fortier's former partner relative to monies owed to the Association as a result of over payment when Earthtones suddenly went out of business in February.

**Club House Issues** – A motion was made by Carol Cushing, seconded by Sue Mulhearn to extend the billiard room hours to 11:00 PM on a trial basis.

The motion passed, all in favor.

Restrictions to Number of Guests Allowed in the Pool – Bob said he would bring this to the attention of the Rules Committee where they will discuss and bring ideas to the Board.

**Door & Window Trim** – Table until July Board meeting.

## 6. NEW BUSINESS:

**Maintenance Issues** - Dennis stated that unit #40 needs to have the A/C unit replaced as well as the screen door, which has a damaged frame. The Board approved his request.

The televisions in the fitness room and billiard room are not working properly. Elaine will contact Comcast.

The A/C units at the rear of the clubhouse need to have lean-tos covering them so they are protected from falling ice, etc. during the winter months. Elaine will contact Sentry Roofing.

Bldg. #3 – side door above the garage needs to be replaced. An identical lock will also need to be installed as this is a main entry door to the building.

The buzzer system works sporadically at best. Dennis asked RT Electric to provide an estimate for a new system. Elaine stated that she has not received the estimate as yet.

Elaine was asked to contact the cleaners with regards to vacuuming the emergency stairwell to the clubhouse.

A motion was made by Carol Cushing, seconded by Marian Gynan to approve the quote.

The motion passed, all in favor.

**Sentry Roofing** – Paul Modzelski of Sentry Roofing would like to begin the roof project the week of June 27<sup>th</sup>. The Board agreed this was fine and asked Elaine for clarification as to which buildings will be done first. Elaine stated that coupons would be ordered in time for the supplemental fee to take effect August 1<sup>st</sup>.

**Noise & Trash Violations** – Elaine stated to the Board that an owner had contacted her relative to forming a Committee who would deal with noise and trash violations. The Board said they are interested and asked Elaine to have the owner submit a brief outline of what she has in mind, then schedule a meeting with the Board.

## 7. EXECUTIVE SESSION:

8. SET DATE FOR NEXT BOARD OF DIRECTORS MEETING:

The next Board meeting is tentatively scheduled for Thursday, July 14th, 2011 at the pool house at 6:00 PM.

9. ADJOURNMENT:

Meeting adjourned at 8:16 PM.