

## MILFORD COUNTRY CLUB CONDOMINIUM TRUST

Open Board of Trustees Meeting January 28, 2018

Board Members in Attendance: Don Colbert, Greg Dionis, Bob Roy and Jim Coleman. Also Property Manager, Paul Tallen was present.

President of the Board Don Colbert opened the meeting at 6:32 PM. There were 6 residents in attendance as well as MCC staff member Curtis Liston.

1. Don stated that the meeting minutes of November 28, 2017 have been accepted. They were available to anyone who wished to see them in the management office.
2. Don brought up the issue of cars speeding in the circle road that travels through the complex. Rachel has received a number of complaints, especially from folks who are walking on the road. Technically the speed limit is 15 mph. There were no immediate solutions put forth. Paul suggested notifying him or Rachel with the model number & license plate. Whereas we are a private road, we can't get the police to do anything about it.
3. The pond treatment issue was discussed. The pond is needed for irrigation of the golf course. The pond has issues with algae and other vegetation growth making the water not suitable for irrigation. The proposal is from a company who treats ponds. The board expects to approve the proposal as soon as they can get assurance that the contractor will be held liable if there is any damage to the golf course turf as a result of the pond treatment program. It was noted that we have to comply with all local & state environmental issues. It was also noted that there is a recurring problem with the pond pump that draws the water for irrigation. It's been hit by lightning several times and is negatively affected by the high iron content in the water.
4. 2018 carpentry & painting plan For a number of years, the general plan was to rehab & paint 6 buildings per year so that all of the buildings would be attended to over a six year period. Last year the board decided to move to a plan where +/- 5 buildings were done each year and the whole complex would be rehabbed over a 7 year period. The intent is to do 5 buildings in 2018. There are 12 buildings to be looked at. The board will look at them along with Mike Norcross who does the work and decide which 5 buildings most need the work this year.
5. The school bus pick up/drop off location issue. Don introduced the topic and asked resident Ron White to give the Board an update on his efforts with the town. Ron summarized and it seems that the clear result is that it's a money issue as if the town came into MCC complex, they would be asked/obligated to route through other condo/apartment complexes and that would mean more buses & more time which means more money. Ron is still waiting to hear back from Scott Harrison who was a former school committee member and he was supposed to get some feedback from the school committee. He admitted he was not optimistic for a solution and stated that he would then be looking to the Board to address the issue as he considers it a safety issue. The discussion went on and Board member Bob Roy stated that the MCC pick up place was not really bad, there were worse pick up places right out on route 140, near Dairy Queen. Ron replied he wasn't really concerned about other bus stops, his only concern was the safety of the MCC stop. Bob replied that he's lived in the complex for 30 years and there's never been an issue. I then asked Bob if he believed the pickup area was safe. He said yes, I disagreed and said in my opinion there is a safety issue, especially in the winter when there is snow. The discussion ended with the point being made was that the next step was to hear back from Ron White once he has heard from Scott Harrison.
6. The financials were the next topic and were summarized by Paul Tallen. Paul pointed out the cash flow challenges & the time to time need to borrow from the reserve fund to pay bills and to make payments back to the reserve fund when condo fees catch up. For example, a large deposit was required for the insurance policy in December and the money to pay that was in part borrowed from the reserve fund. Paul noted that from the condo fees, roughly \$14,000. per month is being put into the reserve fund. After expected expenses in the fiscal 2018 year, it is projected that the reserve fund will have a balance of about \$120,000. Paul commented that condo fee arrearages were under good control and explained the super lien the association

has on the properties in that all outstanding condo fees have to be paid before the bank can take its costs if a foreclosure takes place.

7. Don opened the discussion to the residents in attendance. Bruce from unit 33 asked about the roads and any plan to make repairs. Paul replied and said the fundamental problem was the ground under the roads were not prepared correctly when the complex was built. The underlayment is clay and it shouldn't be. To properly fix the roads, the clay should be removed & proper underlayment materials put in before the road can be fixed. That will be a big project & big expense and there certainly is no funds in the reserves to undertake a project like that. Meanwhile the temporary fix is to patch the worst areas as best we can within the limits of the budget.
8. The discussion then circled around to the speeding issue. No real solution came about other than to note license plate numbers & report them to Rachel or Paul.

No further business to discuss, the open meeting was adjourned at 7:05 PM and the board went into Executive Session.

Respectfully submitted                      Jim Coleman

X

Don Colbert  
Trustee

X

Jim Coleman  
Trustee

X

Gregory Dionis  
Trustee

X

Bob Roy  
Trustee