

TOWN HOUSE ESTATES OF NORTON

BOARD MEETING MINUTES

September 27, 2011

Board members present: Ken Scanlon, Kathy Petersen, Mark Flicop, Brian Peterson and Gary Bushey. Also present: Mike DiCarli and Cindy Gauvin from FCPM. Invited owners: Constance Clark and Marion Mattola-Brierly

Public Session

The meeting began with Constance and Marion voicing their concerns with the property.

1.) The first concern is the branches that are too close to the power wires and what might happen if we get hit with another storm. If this were to occur the association may have to pay to have the power wires re-connected to the buildings. Ken researched the concern and gave Constance a document that was on the National Grid website.

2.) Marion asked to have someone come out to her unit to check the drain. Water is coming over her gutter in the front and there may be a clog in the drain pipe. First Choice will be inspecting the drainage.

3.) Marion mentioned that the contractor that did the Spring clean-up did not remove all the branches. The Board will be looking at getting this done.

4.) Marion was asking if there were plans to do some more pruning on the back and side of the property. The Board will be looking at getting this done.

5.) Marion asked that we have someone inspect her roof to make sure the shingles did not get burned or damaged from the melting of the snow that was done last winter.

The message center that was proposed at the last meeting is still being researched by Cindy at First Choice. The Board would like to see if there are some more options available.

Cindy is working on having the drain and drainage area cleared near the dumpster by units 6 at building 143-145.

A review is underway of the landscaping contract to determine whether the Association is receiving the full scope of the work called for in the contract.

The Board asked First Choice to make the defective stairs a priority before the cooler temperatures arrive. The Board is looking to find a possible solution to repair the

defective steps before the winter season. UPDATE: The Board will hire a company to come out and repair 3 of the front steps that are in the worst condition. If this repair holds up over the winter the board will repair the other defective steps.

The Board asked Cindy to contact Surprise Mobile Washing to return and clean the gutters. The Board all agreed to have this done mid November.

The Board asked Cindy to send a letter to all owners regarding the use of visitor parking.

The next Board meeting is scheduled for October 17, 2011 at 6:30pm

Executive Session

The Board reviewed the status of collections and foreclosures

The Board meeting adjourned at 8:20pm