

# TOWN HOUSE ESTATES OF NORTON

## Board of Trustees Meeting Minutes April 22, 2014

Present: Gary Bushey, Mark Flicop, Larry Grant, Alise Sheppard, Javier Trevino.

The meeting was called to order at 6:30pm.

### **1. Delinquencies**

Overdue condo fees and various fines were discussed.

### **2. Old Business**

(1) First Choice called Waltham Pest to check for termites and carpenter ants at 139-3 where the sliding door appears to have termite rot. Assessment will be done during quarterly inspection this month.

(2) The brass plates previously purchased had the unit numbers installed. A good job was done with the sealing. The plates have not yet been polished.

### **3. New Business**

(1) The Board voted unanimously to appoint Michael O'Sullivan to the THEN Board of Trustees. Mike's appointment runs through the end of 2014.

(2) Fire pits have been noticed in two units. These are a general fire safety concern. A letter will be posted on all message boards reminding owners about various rules and regulations, particularly concerning fire safety and the prohibition of dogs on THEN property.

(3) First Choice has requested a proposal from Valley Crest for mulching. Also discussed was the removal of certain tree stumps.

(4) Pipe break on side of Unit 141 was due to a plumbing connection that had rusted. Board was impressed with the quick response rate on both the part of Hersee as well as the Town of Norton.

(5) CC&R will remove the brick steps at 137 and 145 and replace them with concrete steps.

(6) First Choice will get a quote for the cost of replacing the roof on building 145.

(7) First Choice will paint all windows at the end of units. The Board will discuss a timetable for doing this at next month's meeting.

(8) Leak reported at Unit 137-3 was likely coming from a plywood closet at Unit 137-4. It is believed that the leak may be caused by a curtain drain. The drain will need to be cleaned to divert water away.

(9) Request for window replacement for Unit 139-1 was not approved because proposed window does not match the overall structure and look of the other units.

The Board wishes Alise well in all her future endeavors and thanks her for her service to THEN.

The meeting was adjourned at 8:25 pm.

The next meeting is scheduled for May 28th at 6:30pm.

Respectfully submitted,  
Javier Trevino