



Board of Directors

Holiday Beech Villas
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July 22, 2021

Good Day, HBV Owners. We hope everyone is enjoying the beauty of our mountain this summer.

It has been a very busy month for the Board, including the ongoing renovation issues with the F Building and planning and implementation of the annual owners' meeting. If you attended the meeting, some of the information below will be things you have already heard.

As was shared with everyone, significant structural issues were uncovered during the F Building renovation. This resulted in a change order of \$67K, and the additional one-time assessment of \$725 per one-bedroom and \$825 per two-bedroom unit, due August 1. While no one enjoys these assessments, the safety of our buildings is paramount, and these repairs could not be delayed. The Board signed a contract with Upthagrove to begin this work on July 19. However, at the time of this letter, the work has been delayed, as an owner has declined to vacate the building despite numerous directives to do so. The Board has consulted with our attorney and is taking steps to rectify this situation, which is costing the association due to a construction crew being on stand-by and is delaying the ability of other F Building residents to return.

For those who were unable to attend the annual owners' meeting, and even for those who did and would like to know more, the information below was shared.

- Property Manager Harold Tilley of Appalachian Management was introduced. Mr. Tilley was available to answer questions of owners later in the meeting.
- Board President Marlene Rockwell shared the Board's concern regarding ongoing special assessments, stating that the Board was trying to minimize the financial impact on owners while assuring that appropriate maintenance and safety issues were addressed. She noted that the Board has attempted to increase communication with owners this year through these monthly newsletters. She also reiterated the \$5K grant which added landscaping to the clubhouse and that the clubhouse will be painted as soon as we have some non-rainy days.
- Board VP Bryan Martin shared a brief timeline of capital projects completed since 2005. From the time the condos were built in the 1970's until around 2005, no significant capital improvements or major maintenance issues were addressed. Since 2005, special assessments have been consistent, beginning at \$1,000-\$1,500 per year. In 2016, the assessment was set at \$90-\$125 per month. Roofs, decks, etc were repaired/replaced. Buildings A, D, G, H, and K were renovated in that period, along with the clubhouse. Costs have gone up steadily from \$39K for the A Building in 2011 to \$106K for the K Building in 2015, to \$192 each for the G and H Buildings. By comparison, skyrocketing materials costs, the larger size of the building (twice as large as other buildings), and unanticipated structural issues are pushing the F Building toward \$600K
- Board member David Bender updated owners on capital projects during the 2020-21 fiscal year.

- H Building water issue has been completed. French drains and sump pumps were installed to deal with rerouting of four full-time active springs and others that show up after heavy rains. (cost approximately \$21K)
- D Building retaining wall repair and parking area issues corrected. (cost approximately \$30K)
- G Building is complete, except for some punch list items. Contractor Andy Porter is tasked with finishing those up.
- F Building renovation is ongoing. Engineering firm has provided guidance for Uptagrove. As sub-structures were exposed, additional concerns have been identified. While some issues were anticipated, the level of issues was beyond reasonable expectations. Work was expected to begin on July 19. Engineers and the building inspector have indicated no immediate danger, but the problems must be corrected.
- Bryan Martin shared that concerns are being reviewed regarding decks on the B and E buildings, and that those decks will likely be replaced in the next few years.
- Harold Tilley updated owners that maintenance this year has been “sparse” as \$20K of the maintenance budget was used for the H Building water abatement project. About \$25K was spent on snow removal, general maintenance, etc. He reviewed budget items for the coming year.
- Elections were held for the Board of Directors. Top three vote recipients were MK Brennan, Jim Cook, and Paul Magalski. They will serve three-year terms.
- A public comments section was held. Topics included:
 - Miscellaneous Maintenance—Several owners shared specific concerns regarding tree trimming, loose deck boards, etc. These were noted.
 - Dumpsters—Harold Tilley shared that the town has mandated that we have dumpsters. He is working with a company to supply two bear-proof dumpsters for placement at the D/E and F/G/H buildings. This will be challenging, as the dumpsters must be emptied by large trucks. Placement will be based on where the trucks can access the dumpsters. The steep drive and constant icy conditions in winter at A/B/C make it impossible to locate a dumpster there.
 - Cable rails—This topic continues to come up, despite having been repeatedly addressed. A copy of the February 25 letter on this topic is attached to this email. Basically, it is an economic issue. The difference in pickets vs. cable will save about \$70K in the next few years—approximately \$800 per owner. Based on the serious financial issues faced by the association, cost savings must be put in place. Additionally, we are starting to see some issues with cable railings, including rust and a broken cable.
 - Electronic Payments—This option will be explored.
 - Board Seats—An owner indicated that there should be more than three seats up for election this year. He stated that there was a discrepancy on the web page. The explanation is that Board members serve three-year terms. The present election of three members fills all seats elected in 2018 which expire this year and takes us to 8 members. The bylaws state that three seats should be elected each year, and that the Board can be comprised of between 3 and 9 members. Richard Mayeron was elected in 2019 but has since resigned. His seat will remain vacant until it expires in 2022. The bylaws do not require that a vacant seat be filled, as long as there are at least 3

members on the Board. The Board has the option to appoint a member to a vacant seat. However, the present Board prefers to allow the seat to come up for a vote by owners at the 2022 meeting.

- Snow Removal—An owner asked about how snow removal is handled. Mr. Tilley stated that the individual tasked with shoveling walkways and decks declined to do the work last year, putting us behind. However, we hired young men with Upthagrove to come in and shovel these areas. There were 6-7 shoveling all day, but they were playing catch-up. We found many of the plastic shovels that were provided for owners broken where they were used as sleds.
 - Delinquent Accounts—An owner asked about how the association was handling owners who were in arrears. We have a number of owners who are behind from small amounts to several who are severely delinquent. They have been contacted by the property management company and by the Board. Some have paid up, and the association's attorney is taking action regarding others.
 - New Owner Fee—An owner suggested a new owner fee when someone buys a unit. This topic was placed on the agenda for the next Board work session and is under consideration.
 - Bidding Process—A question was raised regarding whether the association bids out work for services such as landscaping, maintenance, etc. Mr. Tilley responded that we try. However, there is a severe shortage of labor at this time. When we tried to find someone to mow the association's grass, numerous individuals were contacted and asked to consider the contract. None were interested. When possible, the association seeks multiple options.
 - Parking/Towing—An owner asked that a "no parking" sign be placed at the K Building similar to those at other buildings, indicating non-residents would be towed. This will be addressed. That led to a question about towing. The association has had several vehicles towed, but these belonged to residents who did not have valid tags and were thus abandoned vehicles. It is difficult to know when non-residents are parking due to the number of short-term rentals. Board Member Briggs Allen will be working with owners to find suitable strategies to deal with parking issues.
- Following public comments, the meeting was adjourned.

The Board of Directors met directly following the owners' meeting. A motion was made and approved to maintain the officers from the previous year. Marlene Rockwell, President; Bryan Martin, Vice-President, MK Brennan Treasurer. The Secretary position was left temporarily vacant until the new Board members can become acclimated. Dr. Martin will continue to fill the duties of Secretary temporarily.

During the Board meeting, the proposed budget shared with owners was approved.