

Special meeting with Condo #1 and Master Assoc.
March 20, 2006

Meeting called to order @ 10:00AM by MA Pres. Rubbens. All MA Board members present except Jack Macmillan. All unit #1 Board members present except Nancy Dougherty. Pres. Rubbens appointed Jr. Kinney as spokes person for the MA along with Jerry Krantz of Progressive Mgmt. Pres. Don Paettie of C-1 was spokes person along with Jim Ranallo of Citidel Property Mgmt. Jerry Krantz said it was told to him that we only wanted to pay our own share of expenses, but the am't we are sending is not our fair share. We sent them checks in Jan., Feb. & March for what we feel is our fair share, and they returned them to us uncashed. Jerry had copies of his budget and a copy of C-1 side by side. He said he was not showing 2,3&4 because they were not in question. He started going over Budgets by line items. Jerry stated that the road into the CH was sealed and stripped by C-3 budget. Don stated that he thought this was a revised budget. Jerry said it wasn't. He said this is the the same one they had at the beginning of the yr., 2006. Checks sent them for the 3 mos. tolled \$2175.89. Broken down, Ins. \$620.90, Water & Sewer, \$1128.11 Gen. Maint., \$426.88. Jerry said this figure was roughly \$1500 less than the budget called for. Jerry felt the Ins. am't was correct. Jerry said the am't of \$426.88 is in question. A meeting is scheduled at Prog. Mgt. on Friday the 25th. He said he will show us where the diff. is.

Jerry passed out papers going back to 2001 Budget to show a comparison. In comparing the two, He wants to know why it is now in question. Don stated now we have our own water metered, our own lawn maint. and in years past we always came up with monies in excess of the budget. He stated that if monies would have been spent properly, we would have had excess of approx. \$27000.00. Jerry thought this was in accurate.

Jerry said they have approx., \$1200. Jerry said the expense for the brick work was accumulated over a number of yrs. Don stated that what we have found to date, is that those figures are not correct. Don asked why should the budget be increased, when we are coming up with excess monies? Jerry said if there is excess monies, it should be distributed. Jr said that the budget is not going to be changed, because the MA board approved it and will not change it. Jim said that in July of 2005 C-1 board attempted to correct some of the discreptencies, and MA said if we would work with them till end of 2005, then we could rework it. They have refused to do this. We were asked to prepare a budget which Jim did based on the info he had. He submitted a budget with what info he had. Jerry reviewed it with some corrections and said wait till next yr. Based on this, they are now asking us to still wait. Jerry said we are only sending partial pymt. Based on this, they are now threatening legal action. Starting with the meeting with Gil Ross, Jim sent a proposed bdt. to Jerry and hand delivered copy to Naola. Jerry side-stepped this. He said C-1 hasn't had any representation on the MA board since last yr. Jim said because of no co-operation with them. They would have meetings with no notice. They gave our reps. a 2 hour notice of the meeting in July, it was not posted, therefore our reps. resigned. The MA is not willing to work with us, therefore it was useless for us to have representation. Jim said when we requested info, we didn't get it. This was done before the Attorney got involved. Jerry denies this. Jerry finally returned our proposed budget with line items crossed out and figures penciled in. They than went ahead and approved their budget. Jim said that going back to last yr., we always told them that we only wanted to pay our own bills and our fair share. All the meters were put in at our own expense. Jr started disputing the reasons for us putting in the meters, but with no avail.

Jerry stated that their Attorney got involved because we were not paying the correct am't of what the budget called. Jim stated that they went to their Attorney in early January, to try and threaten us with no thought of getting with our board and theirs, to ratify the problems. Jerry claimed the Attorney was involved before this, which he wasn't. Before we started to send them what we thought we owed, they would not give us any history of expenses. Jerry claimed that Jr had talked to one of us ref. the water and sewer, when he asked Jr about this, he said he doesn't remember. Jr then stated that, for 30 some yrs. the water bill was lumped together and everyone paid 1/110th. Don said this was not true, because the water lines was changed around 1990-1991. C-1 always had their own meters and supplied C-1 & C-2. C-3 was disconnected at that time and C-4 had its own. What we did was had C-3 meter connected so they had their own same as C-4. In order to see what the CH needed, a meter was installed for it at C-1 expense. Now their is separate meters to get the usage for each separte bldg. Don asked John Bolduc what we overpaid in 2005 for water and he said it was over \$3000 not counting the CH. Jerry asked if this included unit & storm charges? John said yes. Instead of each Assoc. paying for this, it was all lumped together and paid for by the MA, which is illegal.

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Each Assoc., by law has to have their own budget and the CH has to have their own budget. It is not being done. This is why C-1 is contesting it. Jerry claimed that when the units were split with their own meters, the unit charges & storm charges was not correct. Don said this was between C-1 & the Water Dept. When this is corrected, we will pay. Jerry seemed to be at a loss when he was stating these facts. John said that last yr., they had a budget of \$47,700. In that case actual payments to the Water Dept was \$34,898. That is a diff. of some \$13,000. Jerry agreed to this. John said this is not what the budget says. Jerry claims the board can set up a reserve to as much as they want. This is not true.

Jim said that the budget of the MA based on percentage, comes out to around \$1800 per month for C-1. The exact cost for dumpsters is a fixed rate. Our monies based on actual cost is around \$1100 per mo. Jim stated that if this in error, every in C-1 will be responsible for the adjusted amt. Jr said that if we go separate, the unit charges will go up to over \$600 per mo. Jim disagreed. He said if it does, we will pay it. Don stated that what we want is to pay our own bills including the CH what we owe. At this time, we don't have the facts. Jim will go to the City and get the figures.

In going over the line items on the budget, Jerry stated that there are 3 street lights in question of \$139 per mo. on the electric bill. Jerry said this was an oversight. He said he would back and check this out, and C-3 C-4 will be responsible for this. He said they will figure something out on this line item. C-1 is responsible for 35% of the CH bill.

Water and sewer bill includes C-1 & C-2. C-2 will be responsible for their share. C-1 has 2 dumpsters, and C-2 has 1. Jim said C-1 will pay the full bill, C-2 will reimburse us for their share. Jerry agreed. Again Don reiterated that we want to pay our own bills.

On CH maint., C-1 will pay 35% of the bill, including Lawn, pool etc.

It was noted that it is in our documents that we are to pay 35% of the monies instead of taking a total of 110 units, and paying for 39 units.

The brick was brought up and Don said it was not approved by the boards. Jerry said that the board didn't feel is was a permanent change of the common elements but more of a landscaping issue, and felt that the MA had the right to maintain the assoc. Don said anything that retains value after 1 yr. is an asset. Jerry disagreed. Don said we could have the Bureau of Condominium do a determination on it. Jerry had no comment. Everyone feels that it is an improvement, but it should have been voted on for approval. Don feels that the Assoc. did it without approval and that \$2100 of it should be returned to us since we didn't approve it.

Bruce Little said that he would write us a check for \$2100 to keep the dam thing off the floor. Don said very good, we will accept it. Don stated that we expect all the monies to be returned including approx. \$3000 in overpayments.

It was noted that we are part of the MA only for use of the CH & Pool, which we owe 35% for the operation and expenses of it. We own 35% of it.

In summary, it is the feeling that all the info. given at this meeting is like we are operating as one Association, and until we receive a seperate budget for the CH and pool area including lawn maint. it will continue to create the problems we are having. Supposedly, the MA will be giving us a proposal from their board and we as well have a letter of intent for them as well.

Don Paridon Sec/Treas.