ATHERTON COMMON UNIT OWNERS ASSOCIATION

BOARD MEETING MINUTES - Revised

November 10, 2025

The meeting was called to order by President Dick Stout at 2:59 pm. Also in attendance were Director Pete Eiche, Vice President Art Brault, Secretary Bruce Kinney, Treasurer Howell Mitchell, and Association Managing Agent Norm Desrochers. Unit Owners attending included Deb Neigel (#1), Linda Madden (#2). Secretary Kinney confirmed that a quorum of the Board was present.

Financials. The financial statements for October were reviewed. Treasurer Mitchell had a concern about low operating cash. Desrochers agreed, but expects it to be positive at the end of the year. During the executive session, the proposed 2026 budget was updated to ensure that the level of operating cash improves in 2026.

Property Manager's Report. Property Manager Desrochers reported on repair & maintenance work in progress, recently completed, and in discussion for future work.

- Painting status:
    - Desrochers & Kinney surveyed the status of the work on Units 1-3 with Chas Waterman on Friday morning. It appears that at least a few days worth of work remain, and the weather, between expected rain and cold, may not allow that. Chas is optimistic that the work can be completed soon.
    - Building 7-9 is complete except for re-installing the shutters and gutters.
    - In addition to units 1-3, other decks remain to be painted once repairs are complete.
    - Payments to date based on progress are about $26K, out of a total bid price of $37K.
- Paint cycle for 2026. Buildings 4-6 and 10-12 are on the painting plan for 2026. The board discussed whether the current painters would be retained next year. It will depend on how much of the current work is finished this year, the quality of that work, and whether additional help can be obtained to keep the work on schedule. If we want to change painters, we should start interviewing painters and getting quotes now.
- Repair work on #15 deck is done and some work was done on #29. #41 & 35 are still to be done.
- Therriault Paving will be out this week to fix potholes. Ameriseal will do crack sealing the week after.
- Drainage work on #20 & #2 will be done by Akorn in the next week or two.

Grounds Maintenance Update. Director Eiche reported on the following landscape projects:

- 3 stumps are left to grind at various units. Tree work is complete.
- A small tree damaged by the recent wind storm was removed by Akorn behind Unit #3.
- Fence rails need to be cleaned; this will be done in spring.

Other Business

- Board candidates for 2026. Dick Stout will step down as President at the end of this year. The other board members will remain, and one new board member will be nominated. The proposed nomination slate will be announced, and officers elected, at the annual meeting. Additional nominations may be submitted up until the annual meeting.
- Handbook update. Recommendations for updates to the Atherton Common Handbook are being received. Two inputs from board members have been received so far, and the updates will be made over the winter. Additional update recommendations should be sent to Director Eiche.
- Fidium fiber wiring & connections. Eiche described the approach Fidium is taking to wiring additional units for fiber internet. The board agreed with the approach.

Action items

- Desrochers, Kinney, and Eiche will continue to track completion progress on the painting and decks. Decisions on getting quotes for next year will need to be made soon.
- The board will be preparing for the annual meeting on December 8. Desrochers will distribute the announcement, along with review materials, including an agenda, nominating slate, last year's meeting minutes, and a proposed budget, in the next week.
- Deck repairs will continue, weather permitting.
- Potholes, crack sealing, and drainage repairs will be completed by the various contractors.

The public meeting was adjourned at 3:41 pm. An executive session followed to discuss the 2026 budget and officer nominations. Information about these will be provided to owners prior to the December 8 annual meeting of the Association.

Respectfully submitted,
Bruce Kinney
Secretary