Atherton Common Unit Owners Association
Board Meeting Minutes
Amherst Town Library
September 9, 2021

Attendees:

Board Members

Norm Desrochers, Managing Agent Great North
Dick Stout, President
Pete Eiche, Director-at-large
Howell Mitchell, Treasurer
Art Brault, Vice President
Joan Ferguson, Secretary (Absent due to Vacation)
Kevin Eagan, Capital Reserve Committee Chair

Homeowners

Deb Neigel, #1
Linda Madden, #2
Bruce Kinney, #3
Al Weller, #4
Tracey & Rick Lack, #17
Mitch Young, #25
Larry McCoy, #30
Laurie Kinghorn, #31
Meg Perez, #33

Financials – Howell Mitchell delivered the quarterly financials noting YTD actual expenses vs. budgeted = $2252.71 as of 8/31/2024. The association currently has two $100,000 CD's with Millyard bank growing at ~5% interest. (Note, Mitchell and Desrochers investigating better way to obtain balances for publishing to association). Detailed financial reports are available on the Great North Atherton Commons website here.

Capital Reserve – Kevin Eagan reviewed the last Capital Reserve committee meeting held 9/4 to discuss this years' budgeted projects, cost to date and anticipated needs for 2025.
Topics included:

- Septic system replacement; Units 43-45 under budget ~$20K (Actual cost = $40,178).
    - New leach field extremely overgrown & needs to be cut immediately.
    - New septic tank behind #43 also overgrown & needs to be cut.
    - Larry McCoy described work still needed from the septic system replacement project. Mainly to repair landscape from end of cul-de-sac to beginning of field beyond the tree line and address water issue with improper run-off at cul-de-sac. Larry also suggested utilizing $19K of the funds allocated for road repair in the original $120K septic replacement budget (note this was for two anticipated systems). Larry read recommendations of a three-point plan: 1. Add loam to refill hill. 2. Hydro seed above area to establish stable grass cover. 3. Fill 25' gap in the tree screen with 6-8" evergreens behind the big rock, forsythia bushes or tall shrubs in the 16' pathway that could be easily removed and replaced when needed. (Desrochers / Eiche to follow up on resolution).

-Crack sealing road $15K budgeted. Crack sealing not needed however, there are early stage potholes developing at the front of the development that should be repaired. (Desrochers will investigate further and provide recommendations / options).

-New building recommendation to replace tennis courts: Joe Perez (#33) presented a high level summary recommending a new three-unit building be constructed in place of tennis courts. This is being investigated to determine, legality, feasibility and supporting details:

- Mitch Young, Ingrid Michaelis & Joe Perez forming subcommittee to investigate further, determine initial requirements / feasibility.
- Cllff Kinghorn (#31) reviewing with another local attorney to address potential pitfalls and associated costs. (Legal review if required could be covered with this years' $2K legal budget.)

Property Managers Report – Norm Desrochers

- Exterior Painting Project - Status of Units 28-30
  - Extensive prep work, rot repair, paint analysis was required.
    - Larry McCoy worked with contractors investigating paint type to replace paint failure from two previous contractors ago.
    - Discussion from several attendees expressing concern regarding product used, colors, timeframe to complete and how to avoid future recurrences resulting in this summer's prolonged project.
  - Project ~95% complete according to Norm's report from painting contractor.
  - Unit; 31-33 next
    - Anticipates starting within next week with significantly less pre-work / prep needed, contributing to exponentially shorter time to complete.
  - Meg Perez expressed concern with having work crews disturbing area for 3 months vs. a few weeks.
  - Trim colors and main colors to be provided & documented (Richard Lackey offered to publish on the homeowners site on available).
- Unit 42 – Sidewalk upheaval; needs review & repair
  - Broken Shutter – 2 Bush Replacements required. (Desrochers / Stout to follow up.)
- Unit 40-42 - Septic Roots
  - Desrochers spoke with Larry Maznek (septic contractor) to determine fix.
  - Larry McCoy discussed Meridian Report from 2016 that noted roots in same tank at that time.
  - Kevin Eagan to investigate the Meridian report & resulting action to see if / when roots may have been extracted.
- Unit #34-36 septic tank cover replacement;
  - Desrochers spoke w/Larry Maznek will install new cover.
- Unit 2 - Landscape in rear; Linda Madden explained water in basement area
  - Desrochers spoke with Saber Concrete to investigate & estimate basement water remediation.
  - Also flooding between Units#2 & 3 when heavy rain.
  - Site work / erosion concerns; requires further investigation. (Desrochers / Eiche to follow up.)
  - Sink hole issues around front drain discussed by Linda Madden (Pete Eiche to investigate & follow up with Great North.)
- Unit 20 - Deck work & Gutter Repair

    - Deck repair work has not been done; Desrochers speaking with another contractor to get scheduled as initial contractor has been unresponsive.
    - Gutter work; NOTE: gutters are homeowners' responsibility per the association handbook. In this case, the contractor will bill Great North, Great North will bill homeowner to streamline work completion.
- Unit 27-28 – 2 shrubs require removal (outstanding request since earlier this summer).
    - Akorn removing this week.
    - Replacement shrubs TBD – discussions with homeowner & board to determine next steps / timing.
- Unit 24 – Sugar Maple roots
    - Roots girdling remediation quote for $600. Although less expensive than removal and replacement, still undetermined if needed (also unbudgeted).
    - Discussion by several attendees regarding necessary cost; no guarantee, tree could last many years without work.
    - Board will offer 50/50 cost share with homeowner.
- Unit 17 – Moss on Roof; Rick Lack explained birch tree covering roof creating moss growth.
- Unit 1 – Deb Neigel stated issue with tree overhanging & causing moss growth.
    - Norm Desrochers will have same contractor for #20 gutter work look into both Units 17 & 1.

Pennichuck Water; Desrochers noted Pennichuck water needs to swap out pump house meter. Shut off work will also be done outside Units 34-36 at same time; with association being notified in advance.

Other Items

- Annual Meeting 12/14; Amherst Library not available. Discussion regarding rescheduling: weeknight, week afternoon, or Sunday. (Dick Stout will reschedule.)
- Sue Stout expressed appreciation to Akorn Landscape for their flower donations that have been planted at end of association property cul-de-sac.
- Dead trees - #36, 37;
    - Brault discussed dead tree needing extraction to avoid hitting #37 as well as dying pine tree needing extraction to avoid hitting #36.
    - Board agreed to remediate; Brault / Eiche / Desrochers follow up to schedule.

The meeting was adjourned at 5:50pm.

Respectfully submitted by Art Brault on behalf of Joan Ferguson.