ATHERTON COMMON UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
JULY 10, 2017

The President called this meeting of the Atherton Board of Directors without advance notice due to the large number of maintenance issues that could not wait until the August meeting, two of which were safety issues.

The meeting was called to order at 8:32 PM. In attendance were Kevin Eagan, Cliff Kinghorn, Kevin McIntyre, Clare Smith and Art Brault; Board of Directors; Norman Desrochers, Property Manager.

UNIT 3 DRIVEWAY

The Board reviewed a proposal from Amherst Paving to repair a section of the driveway that was heaved from tree roots. Mr. Kinghorn moved to authorize Amherst Paving to repair as needed, at a cost not to exceed $1,300. The motion was seconded by Ms. Smith and passed by a vote of 5 to 0.

The Board asked Mr. Desrochers to have the contractor repair a small hole on the right side of the road near the pond.

TENNIS COURTS

The Board reviewed a proposal from Blue Sky Power Washing to power wash both courts, and from Cityside Maintenance to seal the cracks in the playing surface of both courts. Mr. Kinghorn moved to authorize Blue Sky to power wash the courts, at a cost of $1,090, and authorize Cityside Maintenance to seal the cracks in the playing surface, at a cost of $600, for a total cost of $1,690. The motion was seconded by Mr. Brault and passed by a vote of 5 to 0.

PRIVACY FENCE IN FRONT OF UNITS 43-44

The Board discussed a request from the son of the deceased owner of Unit 44 for the association to remove the existing privacy fence that is in poor condition and replace it with a new one. The Board asked Mr. Desrochers to have Maintenance dismantle it. Further discussion on whether to install a new fence was tabled until the next Board of Directors meeting in August, when actual rot repair costs vs. budget for this year's painting and rot repair project might be available.

UNITS 1 AND 5 ROOFS

The Board discussed a proposal from Vaillancourt Roofing to replace a section of the roof at each unit. Mr. Desrochers said that there have been prior leaks reported at each location, including leaks from ice dams, but there didn't appear to be any leaks at the present time. Further discussion was tabled until the next Board of Directors meeting in August.

BY-LAW REVISIONS

Mr. Kinghorn said that he will draft amendments to certain By-Laws pertaining to exterior changes and back yard improvements. Once completed, the proposed revisions will be put to a vote by the unit owners.

UNIT 26 INTERIOR RENOVATIONS

Mr. Kinghorn moved to approve the plan that was submitted by the unit owner. There was a second by Mr. Brault, and the motion passed by a vote of 5 to 0.

The meeting was adjourned at 9:26 PM.

Respectfully submitted by,

Norman Desrochers
Cityside Management