

**BLUESTONE II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING AGENDA
February 19th, 2019**

5:30PM Bishop Real Estate Office

In Attendance: Khalil, Ron, Alex, Shelley and Tiffany

BOARD MEETING CALLED TO ORDER: 5:35pm

APPROVE NOTES OF THE JANUARY BOARD MEETING: Moved by Ron and seconded by Khalil to approve the minutes from January meeting

APPROVE FINANCIALS EOM OCTOBER:

EOM Nov operating ==> \$23,887.21 reserves ==> \$69,034.22
TD Bank TD-MM
- delinquencies ==> \$3135.83 down from last month by \$2866.00
(#89 – 2409.83, #118 - \$726.00)

All business put on hold in order to review Insurance Quote from Annabell Hilton of Davis and Towle. She explained that she and an adjustor visited the property, so therefore are now very familiar with the needs of the association as far as Insurance is concerned. She explained in great detail all the coverage and deductibles that would be associated with their policy. There were questions about the “forgery and alterations and employee dishonest” which she promised she would get back to the board about what the deductible would be. There being no further questions, Ms. Hilton left the meeting so the board could resume it's normal meeting.

MAINTENANCE UPDATES:

- Fence between Bldg B & Royal Crest – to be taken care of in the spring.
- Bldg A – lights on bldg. – R&T Electric repaired 2/8/19 – it was noted that they replaced lamps and ballast kit and repaired. Shelley also noted that the back lights on Building B are out and it is very dark back there. It was recommended that when we call to repair, we request the price to switch out to LED.
- Entrance Doors – lock change out to happen 2/20/19 at 10am. Hand out of keys done. – As of 2/21/19, this is completed and there is an issue with the north door on Bldg A, the lock doesn't want to latch. It might be an issue with the door.
- Smell in hallways – a back unit in Bldg A, near the visitor parking is smoking pot. Shelley has seen fans in the window and witnessed the odor. – Shelley to report to the police
- Clean out of utility rooms – Shelley has scheduled to have maintenance there on 2/20 to do this as well as remove any signs that refer to North Point. As of 2/20/19, this was completed. Both utility rooms look amazingly better...
- Change out of lights, interior and exterior. Patricia Fosset had offered Dennis' services to assist with changing the light bulbs, both interior and on the garages. Board approved this.

OLD BUSINESS:

- Insurance quotes – Not due to expire May 2019, Quotes have been emailed – Turn to Annabell Hilton for discussion. See note above, One additional quote to review and that is State Farm, Shelley to email to the board for review.
- Quotes on Garage Roofs – 2 more quotes A-1 Siding, Roofing and Community Builders were emailed to Board. A question was raised that they did not believe that Michael Henry had the correct square footage. Shelley to bring this to his attention and request that he verify. Khalil said he measured and what Michael quoted he feels is only for the large garage and does not include the back garage.

- Reserve Analysis –Team Engineering has questions:
 - Unit widow trim – not on our itinerary to be done, should be included in study
 - Garage doors – controllers are Unit Owner responsibility
 - Roof replacement – Khalil stated it was done prior to 2012
 - Siding replacement – was done 2012-2013, areas of to have lack of any underlayment or “housewrap” to be included in the study
 - Main Access road – is there interest in reducing the “road slope”. Answer from BOD – is NO.
- Fusion Connex being sold to Wire to Wire – Hunter, 603-664-4622 – Quote came in at approximately \$6800.00 plus. This will be put on hold until the decision is made on the roofing of the garages.
- Change of common lights to LED – Met with R&T Electric. Board liked the lighting, but Khalil brought in a sample of a light and they can be purchased for much less and he knows a licensed electrician who can do the install of each replacement light for \$25.00. Shelley reminded that anything electrical or mechanical will require a permit be pulled from the city of Nashua. Khalil to get Nabil and Shelley together to talk the logistics.
- Replacement of Scuttle hole openings – have 2 quotes to discuss. – Khalil wants to investigate pull downs.

NEW BUSINESS:

- North Point finally got vendor ledgers to Shelley for 1099’s – all were mailed prior to Jan 31st as required.
- Need balance of financials from North Point so we can have audit review done. – Shelley to continue to email requesting this data.
- Parking passes and warning labels. Having some issues with parking and snow storms.

EXECUTIVE SESSION:

DATE FOR NEXT BOARD MEETING: March 19, 2019

ADJOURNMENT: Approximately 7:15pm