

**Agenda and Minutes MSCC #644
Wednesday, October 13th, 2021
2 pm Virtual Call**

**Hazel Lanes
Board of Directors' Meeting**

Attendees: Jim Wagner (LW), Vince Anthony (VA), Angie Difruscia (AD), Brendan Dempsey (BD), Phil Nagle (PN)

Regrets: Lynne Finn (LF)

Agenda

1. Appointment of Officers: Phil Nagle

Welcomed Brendan to the Board.

Vincent Anthony was nominated as President by Angie Difruscia. Vincent graciously accepted the nomination.

All board members approved the appointments of Vince as President, Jim as Treasurer and Lynne as Secretary.

2. Condo Fees: Vince Anthony

Discussion of the issues raised in the AGM minutes concerning when to proceed with fee increases. Agreement was reached that fee increases should commence in January. Vince agreed to draft a memo to residents announcing that 2022 increase of \$20/month. Memo to be approved by the Board and distributed to residents with 45 day advance notice.

3. Old Business: Phil Nagle

a. Roadway and Pavers

Quotes were received and partially reviewed. Cost for 6 units were quoted at 10 to 14 thousand dollars. It was agreed that work needed to be done at some time but the season to proceed is closing and work

many have to wait until next year. Consideration of a longer term plan for pavers may involve reserving funds and developing a plan over time to deal with the significant projected cost. It was agreed that safety issues need to be dealt with first and foremost. Issue to be discussed further at subsequent meetings.

b. Painting

Current year painting was restricted to windows. Phil and the contractor performed a site visit and reviewed work done. Certa Pro agreed there were some deficiencies and would be back with a week to correct. Discussion about painting inside ledge surface of opening windows. It was pointed out that the quote had only considered outside surfaces. Further, inner surfaces painting would result in a build up of paint causing sticking and failure to properly close over time. Exceptions were considered and no further action required at this point.

c. Standards and Rules

Discussion of the amendment to the deck material standards led to consideration of a review of all standards to better align them with material changes.

Next steps: Consider current standards and propose updates to better reflect current materials and advances while maintaining the look and feel (and consistency) desired in our complex.

d. Web Site Reference Materials: Vince Anthony

It was suggested that currently few residents utilize the Hazel Lane website. Improvement of resource materials and promotion of the site needs to be reviewed. This will be an issue for the Board to include in our longer term planning and action.

Next steps: Carry forward thoughts to the next meeting.

6. New Business

Christmas Party: Jim Wagner

The Highland Golf and Country Club has been booked for Sunday,

November 28th. Jim and Deanie will organize the event and the board agreed to continue with plans ensuring COVID 19 protocols are followed.

Spring BBQ: TBD, monitor and determine next steps

7. Future meeting

TBD

Next meeting will require the approval of July and October's minutes.

Thanks to Jim Wagner for submitting minutes.

