

Carrington Farms Condominium Association

Call to order at 6:10pm

Roll Call: Mike DePalma, Shannon Wyscona, Gary Wyscona, Steve Vallier, Brian Wilkinson, Peter Dolloff, Jan Hammond, and resident, J. Blue Walls from unit 3-16.

Previous BOD meeting minutes (April 6, 2011) reviewed and accepted.

1. **Dumpster Update/Contract** – Allied Waste Quote = \$1650.00 / quote may be amended in order to keep association business – Steve to continue to work on pricing with contact at Allied.
 - a. 8 yard units are recommended by other companies – single stream units are not available yet in New Hampshire, 15 yard with close top was Allied recommendation.
 - b. Difference in price between Casella and Allied was \$150/month – which is not worth trying to get out of current contract with Allied.
 - c. One 15 yard dumpster is best option for recycling dumpster

Four were in favor / One Abstained – Motion to move forward with Allied – Accepted by all.

Dumpster Action items:

- Remove pad by bldg 3
- Pad by building 8 will remain
- Pad by building 3 & 4 – reconfigure pad

2. **Sink Hole / Ruts** – Excavation is needed to repair sink hole (John Brown Company) – Left side of building 3, near playground and dumpsters. Cost will be ~\$5800.00 to repair with paving included. – No damage was done to catch basin or underground drainage system.

All agreed that saw-horse the area – move dumpster by sinkhole until quote is worked out to include dumpster pad changes. Hooksett Paving Company was considered. Getting quotes from pavers to do excavation work (vs) excavation companies doing paving work – may save money? Considering combining Costs into sealing cracks/ line painting?

3. **Landscape Update** – 65 yards of mulch delivered – making great progress – mulch will be completed soon. Mowing schedule and Fertilization will be done every Friday.
4. **Swimming Pool Update** – Opening of pool is on schedule – researching prices on new furniture for pool side. Options (white) resin chairs @ Home Depot / Lowes = \$48.00 / per chair (vs) stackable chairs for \$20/each – considering one table and one umbrella – working within a budget of \$800-\$1000 total.

Pool sign all in agreement to order – Jan will process order with Patterson Sign Company in Milford.

Notice to be placed on Monday about pool maintenance, trash, restroom, general maintenance.

5. **Budget/Financials** – Peter reviewed balance sheet, budget income statement, actual (vs) budget income statement and aged receivables for condo fees due. Overall the budget is in good shape – any condo fees in arrears are being notified promptly.

6. **Annual Meeting Progress** – all current members agreed to be incumbents. J. Blue Walls will run this year. Motion to move to a 7 member board – (4) in favor, (1) opposed.

7. **Interior Rehab Project Update** – Pricing for crown molding and wide base boards in halls is needed for spreadsheet... other items that will be re-worked on spread sheet include painting, electrical, stairwell, smoke detectors, fire alarm w/magnetic doors, emergency lights, light fixtures, flooring, and dumpsters. Design choice and color scheme and fixtures will be selected by Shannon and Jan.

Meeting Adjourned at 8:10pm –Next meeting - **Annual Meeting is scheduled for June 22, 2011 @ 7pm at the Woodview Clubhouse.**

Respectfully Submitted,

Jan Hammond