

Corn Hill Cottages Condominium Association
Annual Meeting
October 10, 2009

1. The meeting was opened by Susan Rothstein, chair, at 10:00 am in Cottage # 19.

2. Designation of Voting Owners and Proxies present:

<u>Cottage</u>	<u>Owner</u>	<u>Proxy</u>
3		Paul La France
5	Patty Spencer	
6	Karen Vallaro	
7	Lynn Bowman	
8		
9	Judy Pachter	
10	Nancy Ide	
11		
12		
16		Susan Rothstein
17		Paul La France
18	Margaret Grierson	
19	Joe Rothstein	

Also present: Judy Osborne, Paul and Ellen Bowman, Keith, Paul La France, property manager.

3. Last years' minutes 2008 were approved.

4. Insurance Report: We still have coverage with Lloyds of London. Premium went up slightly to keep one deductible down.

5. Property Managers Report: Paul La France reported on two completed projects.

- a. additional shelving in storage room
- b. water lines relocated to better serve #3, #16 and #17.

Recommendations for 2010:

- a. Replacement of 3 grills outside #6-12.
- b. Removal of poison ivy, bittersweet and bamboo.
- c. Replace some trash and recycle containers.
- d. Septic tanks pumping question.
- e. Rainy season caused more mold in cottages. Advises to check in spring opening and use diluted bleach spray.

Trustees recommend these projects:

- a. Water pressure from #9-11 still a problem and needs to be addressed this year (2010) May be longstanding or from recent bathroom changes. Paul will lead on this investigation with J. Pachter and N. Ide helping to gather info. May need extra pump for that line. Suggestion to survey all #6-11 owners and get two plumber consults.
 - b. Path beside #16 (Bleemer/Losens) is compacted and eroding. Need new layer of sand. Paul suggests a combination sand/gravel so it won't blow away. #16 also asked for some snow fencing to keep people from walking on dune in front.
 - c. J. Losen asked to reconsider railings on porch of #5. This was discussed last year also, but decided to just put rail on stairs. P. Spencer reports no complaints/problems. Concern that railings might encourage children to climb on it. Suggestion of caution tape on edge or new double chairs on edge. It was decided to leave as is. Hand railings for steps will be added.
 - d. New signs will be posted at ends of CHCCA beach with *no fires/ no dogs*. Will be most useful to inform people. Susan R. will obtain signs. Personnel at Beach Commission give out permits and should say it is only for Corn Hill Public Beach.
 - e. It was asked if trash can at beach would be useful. Who would empty? Broken chairs and umbrellas look trashy. Decided personal responsibility to clean up/ and at end of summers. All items should be marked. Renters should be notified not to use others belongings.
 - f. J. Pachter concerned that Laura **Manuelidis** path (next to our stairs) is eroding. Asked if her path could be halted. S. Rothstein said her path is "grandfathered". She said best solution to have her use our stairs at end of her path. Will change rope rail so she has access.
6. Storage Room Report: L. Bowman reported.
- a. *Potential development*: Decision to investigate this put on hold due to poor real estate market and economy. Need to check septic system capability with Town.
 - b. *Laundry Room*: L Bowman, J. Pachter, N. Ide reported on their findings- (see attached report). The first thing to be addressed is current water pressure situation. If all structural and enforcement issues can be satisfied they would want agreement of #5 and #12 which are attached to room. Susan pointed out there will be some condo association procedures to be addressed as common area would be changed. May need 75% ownership vote for approval. Other points raised: Is water well line and septic sufficient. Paul says needs to be a gas dryer as electric would be too expensive; also commercial washer may be needed. Lint clean out is vital to fire safety. Who collects coins, maintenance?

Motion to move ahead on investigation was passed. P. Spencer (#5) opposed. #12 may be opposed as well. Committee asked that all questions be emailed to them over the winter. K. Vallaro asked about other possibility. Another structure? Most questions still apply to any alternative.

- c. *Storage Room*: New shelves seem to be sufficient for now. Label all equipment. Still some problems of renters going into space. Renters may not use at all! Vallaros lost two wet suits this summer. Rothsteins had boogie boards taken out (later retrieved from renters). Proposal to take down box at door and put small sign, "For owners' use" was approved.

7. Shutters: #3 (Hunts) have installed shutters. Trustees inspected and discussed the situation of all the shutters on all the cottages. Because over the years there have become several variations of types, it is felt that going forward all new replacements should be as they are defined in "Guidelines" and the only way at this point in time to have consistency is in the color.

The Benjamin Moore formula has been available from the Property Manager and in the minutes, for many years. It is now in the "Guidelines for Repairs" report on website.

In order to retain color consistency, trustees recommend that cottages #3, #16, and #18 paint their shutters this color by June 2011, or have a fine imposed.

After much discussion it was moved and passed that all cottages will have painted or repainted the appropriate color by June 2013. A fine of \$500/ per anum if not completed by then.

8. Rules Violations:

Motion was passed to give notice to all owners, AS OF THIS MEETING, that 25% interest will be added to all unpaid fines at the end of the fiscal year.

9. Nominations for Trustee:

Shirley Wright resigned this summer. Many thanks for her wise counsel over the years.

The documents do not do not require a certain number of trustees or term specifications. A motion was approved to add a trustee. Nominations were opened. J. Pachter was nominated by J. Rothstein. It was discussed that four of the five trustees are from small cottages but that they should ,as usual, represent the interests of all cottages. Motion to approve J. Pachter as 6th trustee was passed.

10. New Business:

- a. J. Pachter suggested that CHC grounds become non-smoking area. Discussion ensued. Most felt individual cottages need to make that decision. Urge all renters and visitors to be considerate. If you must smoke- "smoke salmon".
- b. N. Ide reported on Truro Adventures (TA). The "resort complex" on Corn Hill Landing consisting of four residential houses and a sports complex, now using the bay for a motor boat mooring and Jet Ski use. She reports that they seem to be doing it illegally and have become annoyances and changing the character of our peaceful beach area. She's in touch with Truro Non-Resident

Homeowners Tax Association (TNRTA) who has a suit against TA for violation of residential use. She will gather and provide more information over the year, and that next year we should report Jet Ski violations to the Truro enforcement officer, Tom Wingard. It was moved and approved for the CHCCA to join the TNRTA and to consider a donation to their legal fund next year.

11. Budget:

Budget is similar to last year, no raise in condo fees. Cottages in arrears will get emails, hard copies, as well as phone call reminders. They need to be paid on time and quarterly to meet quarterly expenses. Trustees should be notified after two months in arrears.

Water quality inspections have gone up, as have tax preparation. Margaret will get another estimate for tax preparation.

L. Bowman will price out/ pick up BBQ grills in town. Susan and Margaret will price out recycling bins. Paul will replace two store room windows and build hand rail for stairs on #5, replace a few flower barrels, and work on invasive plant growth.

Final budget was approved.

Next meeting -2010 will be Columbus Day weekend, October 9th at 10 am.

Meeting adjourned 1:30 pm.

Respectfully submitted,

Judy Osborne
Susan Rothstein