

## Minutes of the Paul Revere Village Association Meeting

Members in attendance: Laurie Guptill, Scott Greenfield, Kim Churchey, Stephen Bourgeois, Kristina Jackson

December 1, 2021

The meeting was called to order at 6:00 pm.

The Board discussed leaf removal and our contract with ALL Landscaping. Our contract ends October 31 each year. ALL returned twice in November for further attempts at leaf removal. The oak leaves fall much later in the season and will have to be cleaned up in the Spring. We do not have the budget to extend the contract for additional months for later leaf cleanup.

11 Lexington Road complained of an odor in the back bedroom. Danny and Scott investigated and found no interior or exterior issues.

The Board discussed the handyman's responsibility for interior problems. To eliminate these ongoing problems, the Rules and Regs will be updated to reflect that the handyman or contractor will not enter a residence unless they need to determine where the exterior issue is. The Association is responsible for exterior maintenance and repairs. Homeowners are responsible for interior maintenance and repairs.

The Rules and Regs will also be updated to reflect last month's discussion of a fine equal to one month's condo fee if they interact directly with an Association contractor.

Homeowners should be reminded in the next newsletter to keep flammables (pellets) away from any heat source.

Smoke detectors and carbon monoxide detectors should be tested yearly.

50 Lexington Road has complained of water drainage issues from the driveway into the garage. Danny has inspected the problem but can't determine if it's an issue. An excavating company will need to examine the drainage problem in the Spring.

Also to be added to our Rules and Regs:

Our Master Deed requires that a property owner who has tenants must submit a copy of the lease to the Clerk within thirty days. Failure to do so will result in a fine equal to one month's condo fee for each month that it is delinquent.

Minutes approved 5-0.

Meeting adjourned at 6:58 pm.

Next meeting is scheduled for January 12, 2022