

## PRVA Annual Meeting October 18, 2020

PRVA Annual Meeting was held on Sunday, October 18, 2020 and was called to order at 11:05 am. Adhering to Covid-19 regulations, the meeting was held outdoors, homeowners wore masks and social distanced 6 feet apart. Proxies were submitted for those who did not attend.

President Jeff Grinnell gave the President's Report.

Our budget requirements continue to be satisfied by our current condo fee of \$250 per month so we foresee no need for any increases over the next number of years. Our condo fee remains one of the lowest in communities similar to ours. You'll notice that one of our two loans has been completed and the payments for our remaining loan now only constitute about 6% of our budget. This remaining loan will be completed in February 2022.

The board and its vendors have been busy this year performing some much needed maintenance. Here is a list of some of the things we've done this year already:

- Siding remediation project
- Deck sealing completed for decks
- Deck railing weather sealing
- Repair of damaged decking
- Replacement of damaged siding
- Painted mailbox stands
- Arborist removal of storm damaged trees/ limbs
- Tree/shrub trimming
- Patched asphalt potholes
- Storm drain blockage removal
- Fire hydrant Maintenance
- Replaced damaged front stairs at units
- Front railing repair/replacement
- Repaired cracks in foundation in multiple units
- Inspected and cleaned gutters
- Gutter repair

- Cleared storm drains of leaves
- Bee nest removal
- Weed treatment- roads, driveways, sidewalks
- Trash pick up

Planned projects for next year:

- Siding Remediation Project-continued
- Removal of beetle infested ash trees (3)
- Power washing of buildings
- Installation of more removable speed bumps

Winter is coming; please ensure you drain your outside sillcock to prevent it from freezing and damaging your plumbing. If you don't know where your water shutoff is email the board. Snow on Decks - Owner is responsible for maintaining safe egress from rear of unit and should not allow snow to accumulate preventing exit via the rear door. If owner does not or can not shovel the snow the association will have it performed and bill the unit owner. Objects on Deck in Winter - Due to the need to be able to clear the snow from roofs often this requires shoveling snow onto a unit's deck. Neither the snow removal company or the association will be responsible for any damage to belongings caused by this necessary activity. Suggestion is that owners store deck items in the garage or neatly under the deck during the Winter. (We will ensure that if the snow removal contractor deposits snow on your deck during roof clearing they will subsequently remove the snow from your deck)

Reminder: The only place where on-street parking is allowed in PRVA is in the marked spots on Bunker Hill Rd. This becomes more problematic in the Winter with the Winter parking ban on Bunker Hill Rd. Remember, we have 98 units in this community. There is simply NOT enough spots in the auxiliary lots for everyone to have one. Every owner has access to at least two legal spots, one in the garage and one in their driveway. Ideally, the auxiliary parking spaces should be left for guests as much as possible. If you are parking your car or cars in auxiliary parking spots on a daily basis then you are part of the problem. If the board continues to receive complaints that there are no auxiliary parking spots for guests then we may be forced to pursue more draconian measures which may very well result in an increase to your condo fees to implement. Finally, if you park illegally you will be fined and may be towed.

We continue to need to do what we can to save money where we can. The board has been diligent at selecting contractors who can provide good service at a good price point. However, all services cost something and usually that cost increases each year. As always please feel free to contact the board by email at [board@paulreverevillage.com](mailto:board@paulreverevillage.com) with any comments/concerns that you have. We do try to address any emails we receive in a timely manner. This completes my participation on the board as your President. I have decided to step away and let others step up to fulfill their vision for the community. Additionally, now that I am retired and traveling much more, I don't feel it is fair to my fellow neighbors to have a President who spends so much time away from the association. I'd like to thank the other

volunteer members of the Board of Directors; their continued hard work and dedication, especially under the unusual and trying circumstances of this pandemic, have been amazing.

A question and answer period followed.

Homeowners were concerned with speeding delivery trucks and vehicles. It was proposed to install a 15-mph sign at the entrance. Winter parking and guest parking spots were discussed.

A homeowner discussed landscaping complaints and was reminded that homeowners are not to address contractors directly.

The meeting adjourned at 12:04 pm.

The Board met after the meeting to assign positions as follows:

Scott Greenfield, President 3 year term

Jeff Grinnell, Treasurer

Laurie Guptill, Clerk

Kimberly Churchey, Director

A write-in candidate, Stephen Bourgeois, was not present at the meeting and was contacted via email of the open position.

The Board approved the proposed budget for 2020-2021.

The votes were tallied:

Jeff Grinnell 48

Laurie Guptill 48

Scott Greenfield 48

Kimberley Churchey 48

Stephen Bourgeois 8

Marcia Landry 1

