

### **Is special assessment money kept in separate reserves?**

Yes. The assessment funds are kept in a separate account. Monthly financials are posted on the PaulRevereVillage.com web site. Reserve account has a separate line item- cash-savings-reserve.

### **Are VP and President staggered?**

The President is a 3-year term. All other board members are voted on by the membership on an annual basis. The Board is responsible for how it is organized – officers are not voted on by the homeowners.

### **Should we be notified of positions open in advance?**

Prior to the Annual Meeting, if there is an open Board position, the vacancy will be announced in the Annual Meeting packet. Anyone wishing to place their name on the ballot will have the opportunity to notify the Board prior to the ballot being printed.

If the current Board members are running for re-election, any homeowner will have the opportunity to be write-in candidate at the Annual Meeting.

Earlier in 2022, an open Board position was announced in the newsletter. Only one homeowner, Tassio Martin, notified the Board that he was interested in the position.

*Vacancies in the Board of Governors caused by any reason other than the removal of governor under Section 6 of this Article, shall be filled by vote of a majority of the remaining Governors at a special meeting of the Board of governors held for that purpose, which meeting shall be held promptly after the occurrence of any such vacancy, even though the Governors present at such meeting may constitute less than a quorum, and each person selected shall be a Governor until the next Annual Meeting or Special Meeting of the Members of the Association duly called and held for the purpose of electing a Governor to fill the vacancy until the expiration of the term. Except for members of the First Board of Governors, no Governor shall continue to serve as such if he shall cease to be a Townhouse Owner or a member of the Association during his term of Office.*

### **Water vs air. How are we addressing this moving forward.**

Does this refer to the siding remediation repairs? If so, we will continue to evaluate and repair the remaining buildings in the Spring of 2023 with our contractor.

**Please post minutes on the web site.**

Minutes are posted on the PRVA website and can be accessed at:  
<http://paulreverevillage.com/Information/prvmeetingminute.html>.

Minutes are approved the following month by the Board and are posted in a timely manner.

**Please itemize 6D certificate to explain \$500 fee.**

Due to the amount of information being requested by lenders, the Board identified the time and effort warrants a fee. A 6D certificates typically require a detailed and time-consuming questionnaire about the Association. Additionally, it requires documents to be notarized by a bank official and certified by the accountant. On the advice of our attorney, we are adopting a similar policy by other HOAs in the area and charging a fee that will be deposited only into the Association's reserve account to benefit the community.

**Lawn and snow plowing at 32 Lex needs to be done properly.**

Individual driveways and front lawns are a challenge to our landscaper/snow plow contractors. The Board feels that they do an excellent job given the uneven terrain and the cars in the driveway. With 98 units and the limited funds, Association fees can't provide for individual perfection to all. Homeowners are always welcome to invest in a snow shovel or bag of grass seed if they are dissatisfied. Not everyone is suited for community living with a common area managed by a Board of Directors.

**How can we become a public road?**

This was discussed with the Town upon completion of PRVA in 1985 and the same facts are: Paul Revere Village would need to hire an engineer to review the current code, hire contractors to get our streets, sidewalks, drainage system, etc. up to code.

Upon completion of a street/streets in a manner fulfilling the requirements of the Board, PRV would request the Board to inspect it in order to give a recommendation to Town Meeting who will consider the question of laying out said street under the provisions of M.G.L Chapter 82.

Street acceptances would be the financial and legal responsibility of PRV.

**Has there been any consideration to raise additional capital? \$50 per dog, \$100 a month for a vehicle.**

The Board feels that neither a fee to an owner for a pet nor a vehicle would be an appropriate way to raise funds.

Fees to owners of dogs for not properly disposing of waste, a fee of \$250.00 is assessed.

**How was it decided which units had the siding remediation done first?**

Units that reported water damage in their ceilings or showing water coming out from underneath the siding were reviewed by our contractor. The contractor, after assessing the buildings, decided which buildings were to be done and in which order.

**Can we have an incentive program for people to pay on time?**

At this time, we do not have an incentive program for those that pay on time. Late fees are applied to those who do not pay by the 16<sup>th</sup>. Legal fees are the responsibility of the homeowner if their account is overdue.

**It does not seem like we get a say in the decisions that are made.**

It would be impossible to manage any community effectively if every decision were put out to the community. The volunteer Board of Governors is elected by homeowners to make these month to month and day-to-day decisions. Decisions are made by the Board of Governors to manage the buildings and common areas, such as landscaping, trash collection, insurance of the buildings and repairs to the buildings. Emails with questions or concerns are answered by a volunteer Board in a timely manner, depending on the urgency of the request. Homeowners are encouraged to attend the Annual Meeting, as a quorum is needed.

**Can you share the inspector's report about the siding on the building.**

Anyone requesting Town reports should contact the Town Building Inspector. For each building requiring repairs, a permit is issued and signed off on by the Town.