

** Village Maintenance Task List ****
-06/23/21

Need to schedule next Annual Meeting at this Annual Meeting.

----- Forwarded Message -----

From: Kurt Ries <itele2@yahoo.com>

To: Dave Parot

Cc: Phillip & Deborah Angier 324 <wild46cat@hotmail.com>; Tim Bergeron <tim@type88.com>; Michael Nielsen <mlnielsen@yahoo.com>; Michael Brigham <mike_brigham@yahoo.com>; Joseph Boylan <jessicaboylan@aol.com>

Sent: Sunday, May 2, 2021, 5:48:58 PM EDT

Subject: Village Annual Owners Meeting - Board Approved Budget

Hi Dave,

To ensure we have an approved Budget this fiscal year, I would like to see the board approve the budget before presenting to the owners.

The major cost variable in the budget is our maintenance tasks; here is a first pass at the 2021/2022 Village Budget, prioritized 1-3 one being the most urgent.

To help owners plan to attend Owner Annual Meeting we should keep the date per our Bi laws, Saturday 06/26/21.

-I like having Annual Meeting in parking lot, more connected to what we are discussing.

-But going to be weather dependent, I can volunteer my one bedroom as backup...

Section 2.02 Annual Meetings. The annual meeting of the Association shall be held on the last Saturday in June of each year, unless such date shall occur on a holiday, in which event the meeting shall be held on the succeeding day.

** Maintenance Task List 2021/2022 ****
-06/23/21
-No particular order

This plan revolves around general contractor Mike McIntyre to do a wide verity of work, and is our main/only contractor we got...

-Contractors are not flocking to Bolton Valley to do work.

Assoc. should be lining up contractors now for next year, finding contractors in June for work the same summer is problematic.

** Village Assoc. not current with Vermont Secretary Of State, terminated status
<https://bizfilings.vermont.gov/online/BusinessInquire/BusinessInformation?businessID=75495>

-06/04/21 going to hold off for now, believe we only need for bank loans

** 06/18/21 Steve McLeod propane, Bourne mentioned contract has expired.

Bourne can't price now, need to see what the price of propane will be

August/September for group rates.

-Steve gave Dave a copy of Bourne's written commitment to \$1.50 through June 2022

** 06/02/21 Steve McLeod - Champlain Valley Weatherization Service

Phil did get the Application packet from the Champlain Valley Weatherization Service, but has not filled it out.

The key question is whether the insulation program is income based or free to all. If it's income based, Village Condominium Assn. probably doesn't qualify for the program, because most Village residents are above poverty level.

So, we decided Phil would get a weather report as to what the odds are of Village Condos. qualifying for the program, and we would decide whether to proceed with our effort. There are some weatherization programs that are not income based....that's why we've taken the process this far.

Phil is going to get back to me once he gets the above information. We'll put you in the loop as soon as we know the prognosis. The status of this project with Dave Parot was I made him aware that I'd like to find out if we qualified for free or bargain insulation benefits, and Phil and I would get back to him and Dave was all fine with that.

That's where we are.

** Building Insurance - P1

Last years premium was \$14,459, this year it is \$16,153 for an increase of \$1,694/yr.

Bids show unwillingness to Insure Village because of Number of claims, Rental Pool and Wood burning Fireplaces/Stoves

-Need to continue to budget for self insuring and Not putting in claims in for under a few \$1k

-I believe Owner Memos should be reinstated to ensure Owners are aware of Fireplaces, Barbecue restrictions

-Good sell to Insurance company also..

-We are at risk here again, we have been dropped by insurance company's in the 2014; had to go to High Risk \$\$\$ coverage

06/04/21 Actual Premium starts in March for 9 months

Joe Boylan spoke with Dave Schram our insurance agent, recommending sticking with Nationwide, he is OK with 2 wood burners.

Added Insurance Self Insuring \$5k budget line item.

Also note the original intent of the 2015 owner assessments costs were to change by the actual annual insurance premiums; which is a lot more now. However do not change what we are currently assessing the owners.

** Building B outside lights on all time - P2

-We should consider moving sensor from under tower

-Been on for years

05/17/21 - Joe Boylan Lights on ramps repaired - moved sensor Bldg B out a foot and adjusted bldg A

-Discussed putting on timer versus day light sensor

** #127 Walkway collapsing by entry door - P1

06/04/21 - Joe Boylan going to have Mike take a look, could be hangers to the bldg

-06/17/21 Mike M completed, screwed down planks on walk surface and stairs

-replace some hangers

** Sewer clean out - P2

We had been ensuring the sewer lines from each condo stack is cleaned out ever 5-years.

-327/227/127 stack is completed fix several issues, other stack sewer line should be checked

-This can be a real mess, in the ground level units

06/04/21 not certain when the lines were last maintained, three year last done maybe?

-Discussed not pursuing maintenance this year

** Bldg B Retaining wall, snow removal damaged - P2
-It was agreed in last Annual Owners meeting to have repaired by snow removal contractor

06/21/21 - Joe Boylan going to have Mike M fix

** Snow and Lawn Maintenance

Mike Stomme \$8k snow \$3k lawns, does other Assoc, on the Mountain
Billing in arrears no invoice for 2020/21 yet, the \$10k in budget reflects last year.

Do not have signed contract, nor written SOW
Do we want ramp sand buckets?

Mike Stomme to estimate parking lot repairs
-Probably involves grading, and rolling in aggregate

Colleen, lawn mower exterior damage to siding?

** Parking lot Repair - P2

Getting a pretty big hole bldg B parking lot
Past years brought in aggregate and rolled in
06/04/21 Joe Boylan going to talk to Dave P, Atwood retired
06/22/21 Joe Boylan getting bid from Mike Stomme

** Trash / recycling and storage shed - P2

- What could we do to spruce/clean up, does get pretty bad
- Have Storage shed cleaned out, deal with rodents
- Trash building up outside along side shed
- Reinstating Owner Memo helps owners do the right thing
- 06/02/21 Gauthier \$4k, plus food scrap \$120, no contract/SOW

06/04/21 Mike M to clean out shed trash, using Joes' trailer
also cleaning out along side trash shed.

Mike M to look at trash and shed bldgs, paint outside new inside walls recycle
-no new inside wall on trash side??

** Parking lot chain at end of lot - P3

Post and chain broke off, probably from snow removal
-May not need this any longer, just clean up

06/04/21 Joe Boylan will clean up w/ the shed clean out

** Pest Control

Mice, we have had a resurgence in Bld B - P1
Owners distributing mouse poison in their units
Need poison in attic and maybe more ground poison traps
05/17/21 - Joe Boylan contractors in attic distributed poison blocks, using Phil / Tim entrances.

Trash and recycling shed mice/red squirrels - P2

Rodents have Trash/Recycling holes going into storage shed
-06/04/21 discussed need to get shed cleaned out and address rodent issues
-Someone removed Mikes live trap from the trash room??

** Storm Water / Snow Run Off - P1

- Ensure apron drains are working
- Ensure run off ditches are working
- Entire Mountain drain through our parking lot, this can get ugly in a hurry

Bldg B apron drain extension, put in several years ago, is gone, completely filled in with grass

- Not convenient this drain ever worked and should not be repaired
- Not pursuing this year

06/04/21

Joe Boylan to look at culvert collapsing NW corner of Parking lot
Joe B to repair

Also discussed getting someone, civil engineer type, to make recommendations on water drainage at base of bldgs

- Joe to call a civil engineer type and get suggestions

** Door water infiltration 327/227/127 and 325/225/125 - P1

- Probably caused by flashing under unit doors, fair amount of damage to door frames
- It was agreed last Annual owners meeting to have repaired by roofing contractor

06/04/21 Joe Boylan going to find contractor, Dave AATEK Bldg B roofer does not want to do.

- Discussed ramp screens, similar to what we installed Bldg A, but need to repair flashing also

06/22/21 roofing contractor does not want to do, Joe B having Mike M take a look.

** Bldg A Roof, Dave @ AATEK ROOFING - P2

Bldg B roof complete

Bldg A ~\$40K, same contractor that completed Bldg B

- Joe B looking for approval to put down deposit to have done in August
- AATEK ROOFING is no longer interested

06/04/21 Joe Boylan - Phil getting three more Bld A roof bids

No roof leaks bldg A, could have 3yrs left on shingle spec.?

Assoc. Reserve is set aside for Bldg A roof.

** New Washer and Dryer - P3

Starting to be a lot of maintenance cost, just repaired 2021

- Joe B has quote on replacement washer/Dryer est ~\$1.500 each, also charges user more

06/04/21 Discussed plan to replace machines as they have any costly failures.

2020/21 repairs

215.50 annual inspection of machines

191.00 repairs to washer machine

324.39 repairs to dryer

281.95 repairs to dryer

280.00 repairs to laundry room after small heater fire

320.15 electrician to repair heater after fire

Total of \$1612.99

** Painting/Staining - P1

Brown completed 2020/2021, decks not holding up well

Discussed pressure washing raises the grain of wood and cause more damage then

necessary.

- Green needs to be started/completed this year

- Going to be a lot of rot...

- Ramp Walk surface staining, only lasts a few months, we really need to find another solution

- Discussed w/ Joe B, not to stain grey walk surface and be more aggressive in replacing rotted wood with pressure treated lumber, and not staining.

05/29/21 Joe B gave Mike McIntyre go ahead on green tower painting

- Specified there is going to be a lot of rot

- Ernest Levesque complaining not doing properly

- Joe Boylan spoke to Mike to ensure they replace rotted/bad wood siding and structure.

06/04/21

Mike McIntyre hired the painters, not the Assoc.

Mike and Allan painters, contacted Russ wood Colchester to spray paint, need to include trash and shed bldgs also

w/o rot wood ROM \$3500-4000 for 4 tower, just stain outside

Discussed we want inside of towers done also

Dew/wet surfaces hinders paint adhering, can be a crap shoot in the morning...

Wood expensive up 200%, discussed replacing all exterior/barn board on towers, trash and shed, ROM costs prohibitive at ~\$10k each.

- Not staining grey ramp foot surface, in favor or more aggressively replacing with pressure treated as part of maintenance

06/22/21 Joe Boylan stopped Mike McIntyre on the Green staining and repair work. To keep contractors from being blindsided and harassed by owners.

- Mike is moving on to his other projects, may not be able to get him back.

- Ernest Levesque is threatening legal action and calling Highway Patrol to stop work

Bldg B far right tower complete, bldg B left tower needs another coat of stain.

So far cost of ~\$6,500, painters were a premium cost, ~\$1,800 was material.

- Shed and trash room not started.

Assoc. should be lining up contractors now for next year, finding contractors in June for work the same summer is problematic.

** May 4, 2021 Chris Enman

Then the biggest issues that came up during the inspection are decks, flashing, roof, soffit vents and fascia. I realize the roof is getting done this summer. Will fascia and soffit vents get repaired with that? The soffits above my deck are falling out.

Is there a timeline for replacing the decks? There is a lot of rot.

And for flashing, there's some damage around the windows and doors where water is able to get in. Can this get repaired?

06/04/21 discussed Unit window missing clad on parking lot side.

** Fire Places

Ash Cans been full all year - P1

- Annual Chimney cleaning / Maintenance, just doing 221 & 324 ?

- Joe B emptied and will continue to empty on regular bases

- I believe Owner Memos should be reinstated to ensure Owners are aware of

Fireplaces, Barbecue restrictions

**** Communal Grilling Area P3**

Never ending complaints when grilling was allowed

Insurance flags as a risk, and I believe we just had another shot across the bow. Where, no one wants in their back yard, ground floor unit have no more rights to the common area than any other owner

Who will maintain, clean up, supplies

who will address complaints, eg party complaints

Who will pay for damage/repairs

Topic is discussed every couple of years and decided not to pursue grilling area at this time.

Communal Grilling Area discussion included:

- Cost to construct, how elaborate
- Cost to maintain
- Allocate cost in Assoc. budget
- Location, between buildings
- Approval from owners adjacent to the area
- Hours of operation
- Enforce hours of operation
- Propane and/or charcoal
- Lawn chairs and grilling paraphernalia
- Waste container
- Who will police the area
- How does the Assoc. address complaints
- Noise ordinance
- Fire hazard, fire extinguishers
- Comply w/ VT fire codes

**** Invasive Species - P3**

Autumn Olive North end of parking lot

<https://www.nature.org/en-us/about-us/where-we-work/united-states/indiana/stories-in-indiana/autumn-olive/>

-06/04/21 not pursuing at this time

**** Unexpected Costs - P2**

-Unit water damage

-Unit fire damage

-Structure / cosmetic wood rot

**** Owners Committees - P3**

Save Assoc. cost, also helps ensure smaller lower priority tasks get done

-Grounds clean up

-Ash Can maintenance

-Trash / Recycling clean up

-Building Maintenance needs

**** End Task List ******

Thx

-Kurt

Kurt Ries

Bolton Valley, VT
itele2@yahoo.com
woodstackproductions.com

Send Me Large Files
Kurts' Public Google Drive Link

To Do Is To Be -- Socrates
To Be Is To Do -- Plato
DoBeDoBeDo -- Sinatra

----- Forwarded Message -----

From: Jessicaboylan <jessicaboylan@aol.com>
To: amappgar@gmavt.net <amappgar@gmavt.net>; wild46cat@hotmail.com
<wild46cat@hotmail.com>; itele2@yahoo.com <itele2@yahoo.com>; sperry4224@gmail.com
<sperry4224@gmail.com>
Sent: Sunday, May 2, 2021, 10:11:00 AM EDT
Subject: Roofs

Hi All

Building a Roofs are slated to be done in the early part of August

Is it alright to send a deposit on the roofs in the amount of \$ 22000.00 to hold
the spot

Joe Boylan

----- Forwarded Message -----

From: Jessicaboylan <jessicaboylan@aol.com>
To: wild46cat@hotmail.com <wild46cat@hotmail.com>; amappgar@gmavt.net
<amappgar@gmavt.net>; itele2@yahoo.com <itele2@yahoo.com>; mnielsen@yahoo.com
<mnielsen@yahoo.com>
Sent: Tuesday, March 9, 2021, 6:25:44 PM EST
Subject: Fwd: Village at Bolton

this years insurance price

Joe Boylan

----- Forwarded Message -----

From: Jessicaboylan <jessicaboylan@aol.com>
To: amappgar@gmavt.net <amappgar@gmavt.net>; wild46cat@hotmail.com
<wild46cat@hotmail.com>; itele2@yahoo.com <itele2@yahoo.com>; mlnielsen@yahoo.com
<mlnielsen@yahoo.com>
Sent: Tuesday, April 6, 2021, 5:18:43 PM EDT
Subject: Fwd: Village Condo , Bolton

roofing estimate,same guys as last year

what do u think

Joe Boylan

-----Original Message-----

From: David LaPlant <aatekinc@yahoo.com>
To: Jessicaboylan <jessicaboylan@aol.com>
Sent: Tue, Apr 6, 2021 12:25 pm
Subject: Village Condo , Bolton

Hello Joe, As I am sure you know Materials have gone up MANY times since doing the first condo, Some more than others. Plywood alone has doubled. Attached is Proposal to do the other Condo, with or without Plywood is listed. Please let me know as soon as possible, Prices are changing often. Thank you, Dave @ AATEK ROOFING 802-316-2364

-----Original Message-----

From: Dave Schramm <daves@marketplaceinsurance.com>
To: Joe Boylan <JessicaBoylan@aol.com>
Sent: Tue, Mar 9, 2021 3:05 pm
Subject: Village at Bolton

Hey Joe, nice chatting with you-

Last years premium was \$14,459, this year it is \$16,153 for an increase of \$1,694/yr. That's due in part to increased coverage and in part to a rate increase. We put this out to bid on your behalf but got rejections from the following:

Travelers: No seasonal ownership permitted
Vermont Mutual: Not eligible due to past fire loss
Union Mutual: No appetite for seasonal and woodstoves not permitted
Concord: No resort rental (specifically not pool rental but they won't even consider ski resort adjacent associations)
Guard: Not eligible due to pas loss and too many units per building

This is the best we can do.

Dave Schramm
VP - Sales
Marketplace Insurance Center

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