

Balintore BOD Meeting
February 15,2022

Meeting called to order at 6:04PM by John Arata

Present– John Arata-President, Jeremy Froehner – Vice President, Jennifer Arata – Treasurer, Michele O’Hara – Secretary, Rob Reardon-Director and Patrick Kochenour-ProActive Management

Quorum confirmed

Approval of December 1, 2021 Minutes by Jennifer Arata, Second by John Arata

Treasurer’s Report

Net loss of \$409 for fiscal year 2021 as expected.

Reserve - \$104,668.13 as of January 31, 2021

Assessment for 4 properties remain past due. Reminder letters sent.

General Liability is renewed at a rate lower than the budgeted amount.

Request that the Property Manager engage expert for reserve analysis in preparation for 2023 budgeting.

Architecture Committee Report

3 Owners requests for painting, roof replacement and windows received.

Discussion regarding requirement for exterior window frames and trim should be white to maintain the appearance of the community. All present agreed.

Discuss need for standards regarding solar panels. Will research restrictions.

Leasing limitations – request to get advice from Balintore Attorney

Property walk through will be scheduled in March. This will be a joint effort with the Grounds Committee and the Architectural Committee.

Grounds Committee Report

5 potential landscape companies were approached to submit bids prior to the FLC contract auto-renewal. 2 Companies submitted bids in addition to FLC current contract. One bid was significantly higher than our Current contract and the other bid had unsatisfactory references. FLC contract auto-renewal included a price increase of only 1.5% which was included in the 2022 budget. The Grounds Committee recommended retaining FLC and the Board unanimously agreed.

Lansbrook Golf Course irrigation leak impacting Balintore common area and a private residence remains unresolved. Requested support from our Property Manager and attorney if necessary.

Conservation Area- Upland Preservation Area Development Plan was submitted in 2009 by Armstrong Environmental Services. Property Manager will pursue advice for cleanup and maintenance from the company that submitted the report.

New Business

Contact@balintore.com was discussed. While periodically monitored, we discussed eliminating this email address from the website as adequate alternative contacts are available. Will further evaluate and determine next steps.

Will continue to request email updates for all residents to make communication easier and more efficient.

Suggestion to create a community newsletter once or twice a year. This will be especially helpful for new residents and will foster our commitment to have an informed and cohesive community.

ProActive Action Items

Contact the expert firm to discuss our request for a reserve study.

Coordinate call with our attorney to discuss items mentioned in this report as needed.

Next Meeting

Tuesday, April 19th at 6:00PM

At 6:58PM John Arata made a motion to adjourn the meeting. Second by Jennifer Arata.