

CHAPEL HILL WEST CONDOMINIUM TRUST

MANAGEMENT OFFICE

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NON-VOTING INFORMATIONAL MEETING FOR THE OWNER COMMUNITY NOVEMBER 21, 2024

PRESENT: Andy Maddocks, Dmitriy Groysman, Tara Ward, Elena Tsizer and Pat Murphy representing Chapel Hill West Board of Trustees

Also in attendance were Randy Poitras and Scott Muller from Briggs LLC

SUBJECT: Non-voting Informational Meeting for the Owner Community

The meeting was called to order by Andy Maddocks at 7:30 PM.

Andy Maddocks reviewed the agenda and explained how we were going to move forward.

Andy then asked Dmitriy to give a short summary of CHW Finances.

FINANCIAL UPDATE

Dmitriy gave a quick summary of our finances. He stated we are in good shape and stressed that going forward we need to be cautious with our spending. Dmitriy also suggested we all need to do things like turning off lights, lowering your heat and other appliances not in use. He reminded all that these costs are financed through our monthly HOA fees.

Randy interjected that our utilities are rumored to increase 15% to 20% next year and that everyone's energy saving efforts will can help to minimize potential increases.

People were confused about the \$2.99 charge for e-checks. Dmitriy explained that the charge is due to Briggs use of a 3rd party vendor.

SECURITY AND MAINTENANCE

Andy gave a brief summary of public safety here at CHW and what we can do for a more secure and protected environment. This brought up things like auto thefts and fire issues.

This Security topic brought up a lot of questions and concerns from the owners who wanted to know what are the plans by the Board to solve them.

Andy, Dmitriy and Randy explained and updated owners of current security updates in the works. Owners were also concerned of never seeing any visible sightings of security in the building. Randy stated that he and the Board are interviewing 3 security companies to replace our current one.

Also, Andy stated how we are looking into upgrading and adding additional security cameras. We are also looking to change the patrolling patterns of the Security Company in the CHW building.

We hope all coming improvements will help improve all owners' concerns.

Randy and Scott spoke on the pest control and remediation issues. They stated that the extermination efforts have reduced the insect sightings to only a few units. CHW will continue with the extermination efforts for the foreseeable future until all are gone.

MISCELLANEOUS

Andy explained the need to find people so we can get these committees operating with more owner involvement.

Two people expressed interest. Nick Lyryst and Joyce Krasner.

Andy explained the need to find people so we can get these committees formed.

Nick Lyryst asked if he can review data related to CHW consideration of solar panel installation at some point. Andy told him to proceed.

Owners are still concerned with the number of rental units in the building. Owners are afraid property values will decrease if rental population continues to grow. It was asked if we are doing background checks on all potential renters.

Andy reminded all Owners that before moving in all renters go through an orientation process with Management. The Owner must provide a copy of the Rules and Regulations to Renter.

An owner suggested we have a Committee for Renters. Andy also suggested that we confer with a Condominium Lawyer to see what we can legally do to limit the rentals.

An owner suggested that changing the by-laws to state "an owner must live in their unit for 5 years before considering to rent it out." Andy again suggested the Board hire a condominium lawyer to see what we can do within the limits of the Massachusetts laws.

Concern and questions were raised about the number of people legally occupying some units. This also might be contributing to the number of parking spaces available. Issue

will have to be looked into. Randy stated that we are actively looking for cars with no stickers and if found, they are notified.

An owner stated concern about teenagers hanging around the back of the property. Maybe put a No Trespassing sign for liability reasons.

An owner asked how the Board intended to resolve issues discussed. Andy stated the Board along with our management company agree to make our best efforts to solve these issues as well as control costs in a reasonable manner. We ask all owners to help assist in our efforts to solve issues and keep costs down as well.

The meeting was adjourned at 8:55pm

Respectfully submitted,

Patricia F. Murphy

Secretary

Chapel Hill West Board of Trustees