

**Fireside Annual Meeting
August 26, 2023**

The meeting was called to order at 10:07 a.m.

Owners Present: Jimmy Kellett, Dan Furness, Margo Raison, Geoffrey Hil, Nikki Reagan

Board Report:

The Brewery was contacted regarding noise abatement.

The Refurbishment Committee has not received a response from Ken Smith to our RFQ. Jason has asked AGI to quote the hallway project.

A structural engineer was hired to evaluate the stability of the two condo buildings. Their report indicated that, although some stress was evident, there was no structural damage.

A special assessment of \$28,000 for snow removal will be billed at \$670 for first floor units and \$1300 for second/third floor units. The heavy snow load caused the glulam beam in the pool building to crack. Farmers covered the cost of snow removal for that building, since there was concern over further damage or possible collapse.

Since there were no new potential candidates for Board positions, and we have a full Board, Board members up for election were approved by acclamation.

Treasurer's Report:

Currently \$237,000 in Reserves/Replacement Fund. Building Reserves are currently under-funded. According to the Reserve Study, we should be reserving \$680,000 to rebuild the decks. The Board previously approved having a planned special assessment once it is determined that the decks need to be rebuilt.

Manager's Report:

Dan reported that his main focus has been on the snow issue and he is still dealing with the aftermath. The balconies are currently being repaired, and Dan will save the old usable railings for replacement.

The meeting was adjourned at 10:44 a.m