

Annual meeting minutes for August 08, 2026, 10:00 am

Call to order 10:05

Present were Dan Furness (Fireside Manager), Geoffrey Hill, Margo Raison, Jimmy Kellet

Election

Dan and Margo served as the election officials

Received 21 ballots. Quorum verified.

Open and counted ballots

Report election results

Todd Schneider - 21

Nikki Reagan - 21

Jason Veracco - 21

New Board installed

Annual Meeting Minutes from 2025 and 2026 will be approved at the next scheduled meeting of the Board of Governors

Presidents report:

Reserve study completed last FY (2025)

Hard surfaces. Approving a rule or changing the bylaws to prohibit hard surface flooring between units, 1st floor ceiling/second floor floors. The board has discussed this and is moving forward. Following process for rule change/addition

Agmt with 8050 on pedestrian access doors at garage entrance/exit

Sauna up and running as the first phase of the restroom remodel

Projects funded

Roof Maintenance

Annual paint touch up

Asphalt walkway seal coat

Pool spa restroom remodel

Hallway stair carpet

Snowblower

Treasurer's Report:

Insurance \$58,000 down from \$124,000. Special assessment ends but we are increasing dues by 15% to better fund the reserve fund and pay for projects. This

should yield a net decrease in cost to each owner but should add about \$15,000 more to the reserves budget.

Minor increases to the budget with a projected operational fund balance of \$78,782, and a reserve fund balance of \$121,305

Insurance and town fire department is requiring significant tree work. Board is evaluation estimates and will move forward when estimates are received.

Manager's Report:

Window cleaning complete in September

Multiple leaks and structural repair discovered during various projects

Two trees removed dead and structurally compromised

Owners forum:

Discussion about Mammoth Crossing

Power problem. SCE has pulled temp power from the transformer at Fireside.

Project complete

Next annual meeting planned for August 2027

Adjournment 10:36