

BOARD OF TRUSTEES MEETING  
ROYAL CREST COUNTRY CLUB CONDOMINIUM  
THURSDAY, OCTOBER 17, 2019  
6:30 P.M.

The meeting was called to order by Chairman, Dan Brown, at 6:30 P.M.

In attendance: Trustees, Dan Brown (Chairman), Gerry Walsh (Vice-Chairman), Jeanean Street (Treasurer), Tim Collins (Secretary), Tom Barrile, Ray Ruggieri, Bill McCrave, and Carl Tempesta.

Also in attendance: Kate Kelly, Ken Tracy and approximately 31 unit owners.

Gerry Walsh made the motion to approve the July 31, 2019, Board of Trustees Meeting Minutes. Tom B. seconded the motion. All approved.

Unit Owner Comments

A Unit Owner asked how much the work on the stone wall cost. Dan reported that it cost approximately \$6,000, on target with the proposal voted on at a previous meeting.

Another Unit Owner asked when gutter cleaning would begin. Dan stated that maintenance employee, Mark Farrell, is doing the gutter cleaning in-house. He will be working on clearing gutters over the next month.

Mass Save Project Update:

Dan stated that Ken Brown of CleaResults sent us a final proposal for insulating, air sealing and properly venting all attics in RC, Parts 2 and 3. Dan and Bill met with Mr. Brown and the contractor who would be performing the work. Eversource will pay for 90% of the project. The cost for the entire project is \$300,000 and it will cost RC only approximately \$25,000.

This project will help unit owners save on electric bills, reduce common area electrical costs, and help prevent ice dams. There will be minimum disruption to unit owners. They will not need to access any units, only attics. The town building inspector has approved of the plan.

The Board will vote on the project at the next Board of Trustees Meeting.

Golf Course Rules & Regulations:

Over the winter Dan, Gerry and Bob Travers will update the Golf Course Rules and Regulations. The Board highlighted the need to enforce the dress code, collared shirts and no jeans.

Financial Update:

Jeanean stated that it is her goal to take the large monthly financial report we receive from Fisher Financial and consolidate it down to one or two pages for Unit Owners. RC is slightly under budget in spending for 2019 and is in good financial condition. The Board of Trustees will discuss the 2020 budget at its next meeting. The Board announced previously that there will be no increase in fees in 2020 and that there will be a reduction consistent with its long-term planning.

Project Update:

Dan gave a project update for the rest of 2019. All siding replacement will be completed by the end of the year. Buildings 9 and 11 are currently being painted. Building 27 received a new roof this year and Building 4's roof will be replaced this fall. Buildings 25 and 29 recently had new carpets installed and five new entry doors will be installed in parts 2 & 3.

Major Landscape Renovations:

Tom Barrile gave a presentation on renovating the landscaping around five buildings: 8, 23, 25, 27 and 29. Brightview and Murphy Landscaping provided bids for the project, for which Tom was given a budget of \$30,000 as part of our long-term reserve use planning. Large bushes will be cut down, stumps removed, and new shrubbery will be planted. All plantings will be guaranteed for one year.

Tom B. recommended that the Board vote to approve Brightview's proposal. Gerry Walsh made the motion to approve. Ray seconded the motion. All approved.

Meeting adjourned at 7:30.

Next Board Meeting: November 21, 2019, at 6:30

Respectfully Submitted,



Tim Collins, Secretary