

**BELMONT VILLAGE MAINTENANCE ASSOCIATION
ANNUAL MEMBERSHIP MEETING
THURSDAY, DECEMBER 12, 2019**

The meeting called to order at 6:05pm at the Liverpool Public Library. Maria Joyal made a motion to open the meeting and Melissa Madigan second the motion.

Capital Projects:

Sidewalks - Only one contractor turned in a bid for sidewalk repairs and it was for \$28,000, which was an overbid considering the work to be done. In the spring, we will continue to seek out sidewalk contractors. Unfortunately, Belmont Village has gained a reputation for residents harassing contractors, making it very hard to get contractors. We had much discussion on this subject. The sidewalk repairs are only done to those sections needing repair or replacement.

Lighting- Lamp posts are very fragile. Stagnitta Electric says there are not replacements for what we have now; it's a discontinued model and replacement parts are hard to purchase. The cost would be \$300.00 per lamp post to replace. The recommendation would be to either replace them with new ones or check into street lighting through the Town of Clay. Evan Wojtaszek contacted the Town of Clay and they sent him to National Grid, which sent him back to The Town of Clay. We would need to attend a special meeting at the Town to move forward on the idea. Once all information is gathered, the board proposes a special meeting to provide the information on our options, followed by a vote by owners. This is required in our By-laws because of the level of expense. Whatever option is chosen, the work would need to be done in phases. Some people are willing to look into whether any grants may be available. We have 106 units, many with lamp posts.

Rules and Regulations:

This is a reorganized document and form. There are no changes to the document except stipulating \$10 per month late fees on maintenance fees. Properties will go to collections when maintenance fees and late fees reach \$1,000 in arrears. The new rules and regulations document will be available on the web site.

Budget 2019 and 2020:

We went over the 2019 budget report and the 2020 proposed budget. The 2020 budget proposes a \$5 per month increase in maintenance fees (to \$70 per month) to cover the rising expense of capital projects (lighting, sidewalks, parking). Lorraine D'Agostino made a motion to pass the 2020 proposed budget and Maria Joyal seconded the motion. All in favor, except one not in favor. The 2020 proposed budget passed.

Open Discussion:

Salting: The salt issue in the past (some want salt on their personal sidewalks, others do not) was voted on. Sue Nichols made a motion to salt personal sidewalks (not porches/steps) and Melissa Madigan seconded the motion. In favor 18; not in favor 2. Salt will be put on personal sidewalks when needed. The board will check on the type of salt being used.

Nominations were open for two positions on the board. Tabitha Ngwashi and Dan Gatzendorfer both accepted.

Motion to adjourn the meeting was made by Melissa Madigan and Sue Eusepi seconded the motion. Meeting adjourned at 8:30pm.