

Meeting was called to order at 7:10 PM

Present: Leslie Douwes, Artie Desio, Connie Dugan (via phone), Shelly Lieberman (joined later) and Karen Jahn (HMS)

Finance Report: No out of ordinary expenses; on track vs. budget so far. Peter Rossi, our auditor, has advised that there may be a delay due to new tax laws; he will file any necessary extension(s) and report will be ready for our Annual Meeting as usual.

Maintenance Report: Unit 389B Dining Room ceiling collapse due to sheetrock ceiling being originally installed with insufficient nails instead of screws. Cedar Ridge has been authorized to re-install the ceiling; Mr. Mike to install replacement baseboard heating and verify that heat in living room ceiling is still operational.

Unit 378B Possible roof leak (approximately 10 square feet) 2 proposals have been received; waiting for original roofer (Tucek) to respond.

Unit 368B No further update on "oil" substance on hardwood floor.

Unit 365A Snow melt in the garage; planter outside needs to be moved to adjust downspout extensions away from building.

Landscaping Report: John and Carolyn Fava have graciously volunteered to head this year's landscaping project. They presented their preliminary findings regarding landscape renovation. There was a detailed discussion. It was agreed that as a first step, hard pruning can be done in March, followed by removals. March 7 & 8 at 1PM has been scheduled for a group walk thru.

Variance: 379C electric panel, as always, contingent on necessary licensing and town approvals.

Meeting adjourned at 8:25.