

Niboban Condo Association Board Meeting Agenda

Date: December 12, 2020

Time: 10:00

Board Members: Shawn Lyden, Michael Lyden, Robert Balch

***Meeting was called to order and all board members were present. A few association members (Laura Taylor, Sharon Berke, Marc Pelletier announced themselves and were active on the call)***

1. Development Status

- i. Final Application in with LUPC and slated for January 2021 meeting
  - 1. Was not approved in August as public meeting requested and granted
  - 2. Application and updates submitted as required- Jim Kaiser

***Information and update was provided. A few Q&A***

2. Law Suit

- i. The discovery has been provided
- ii. Mediation on the issues
  - 1. Declarant obligation on declared units per Sched B in Declaration
  - 2. Ideas to settle suit

***3. Information and update was provided. A few Q&A***

4. Budget

- i. Proposed Budget for 2021.
  - 1. New Property Manager
    - a. NORL picking up extra cost on contract
  - 2. New expenses
    - a. Septic cleaning
    - b. Filter changing program

***Budget for 20-2021 was approved as there we no change to the homeowners. The management company was changed and the services descried. The additional cost of the contract (about \$350) was being picked up by the developer.***

5. Financials

- i. Review Current Financials
  - 1. Work on Association Balance Sheet
  - 2. Look at Savings
    - a. Paying fee by EFT or Check not Thru Quickbooks as \$8.70 fee per payment.
    - b. Fuel contract for Oil & LP for association. Negotiate for the whole association, save 15-25%?.
    - c. Other

***The status of the books was provided and were to be distributed to all unit owners by the end of the year. It was resolved that Purdy Powers would review the current books, make changes and close out the books Quarterly. The closed books will be provided to all unit owners and access to Quickbooks and bills will be made available to unit owners.***

6. Improvement

**OLD UNFINISHED BUSINESS**

*Updates were provided on old business for information purposes. No feed back was given on what was discusses. Due to multiple issues (the LUPC Permit, Weather and other) the issues and resolutions have been tabled until the next meeting.*

7. Electricity Delivery

- a. Separate all electrical services with individual Generator's
  - a. Above ground or below ground
  2. Create two individual zones in short term and phase out current service
    - a. Each meter zone deal with billing
- b. Was tabled due to Permit not being approved. Will revisit when Infrastructure work to be done.**

8. Dock Repair /Moorings and other common elements

1. Renters and unit owner liability
2. Assessment
- b. Spend some \$\$ on new moorings.**
  - i. Get NORL to put moorings at expense
    1. Association put in 1 NORL 2?
    2. Other capital sharing options?

9. Water supply for 8 original cabins

- i. Second meter for water treatment
- ii. Compensate on electric bill
- b. All new wells that will be attached to one unit will have two meters**
  - i. Two existing treatment systems a second meter?
  - ii. Generator plan
    1. New units that have water meter will have generator subsidy
    2. Existing systems

10. Septic

1. Current septic servicing units over 20 years old
  - a. Update system with unit recommended by Kaiser
2. New Septic systems by plan
  - a. Developer expense with new units
  - b. Re-configure some existing cabins to new unit
  - c. Filter Plan \$30 Change. How to access
3. **NEED to have a plan to replace before 2021 Summer season**
- ii. Lodge-
  1. Formalize lease to association- Delayed Lawsuit
  2. Approve repairs- Delayed unit Spring 2021
  3. Security of Lodge
    - a. Cameras/Entry
    - b. Key Pad
  4. Other Improvements

11. Declaration document

- a. Housekeeping on confusing issues
  - i. Insurance-
  - ii. Created buffer around units
- b. No changes due to lawsuit but need to address some before 2021 Summer season**

- i. **Tenant responsibility like dock and etc...**
- ii. **Dogs & other pets**
- iii. **Quiet Enjoyment**