

## MINUTES

La Croft Condominium Association  
Board of Directors Meeting  
September 8, 2023  
8:30 a.m.  
Via Zoom

**Present:** Steve Waterbury, President; Sue Conway, Secretary; Carl Weiss, Treasurer; Paula Silver

**Absent:** Diane Herder, Anita Laurila, Doug Walker.

**Resident Manager:** Scott Richards

### MINUTES OF PRIOR MEETING

A **MOTION** by Carl, seconded by Paula to approve the August 11, 2023 meeting minutes was unanimously approved.

### LANDSCAPE & ARCHITECTURE COMMITTEE REPORT (Doug Walker, Chair)

In Doug's absence Carl Weiss and Steve Waterbury, L&A Committee members, presented the Committee report.

**Porch Stabilization Project.** Steve described the history of the building stabilization project and the current status of the construction contract documents to be entered with Spence Brothers with construction slated to begin this coming week. Following discussion, Sue moved and Paula seconded a **MOTION** to approve the Spence Brothers contract with the addendum recommended by La Croft's attorney and to authorize Doug Walker as chair of the L&A Committee and Steve Waterbury as President of the Association, and either of them acting alone, to execute the contract and addendum, including any minor revisions they deem appropriate.

**East Side Exterior Painting.** Bill Hopkins and crew have begun repainting the east side of the building this week and expect to complete the project this month. Owners with air conditioning covers have been directed to notify Scott if they want Hopkins to paint the covers at the owner's expense.

**Structure of Landscape & Architecture Committee.** Steve noted that Diane has suggested that landscaping be separated from building issues in the L&A Committee structure. There was general support by Board members for a subcommittee to deal with landscaping issues, with the deer resistant plant purchase as the initial project. Accordingly, Carl made a **MOTION** to create a subcommittee of the L&A Committee to deal with landscaping with initial membership of

Diane Herder, Anita Laurila and Lois Bolhouse and with Diane serving as the subcommittee chair. The motion passed unanimously.

### **RESIDENT MANAGER REPORT (Scott Richards)**

**Poison Ivy.** Landscape Logic has declined to undertake the poison ivy elimination on the south end of the property near the boat storage area. Another potential contractor has been approached and we are awaiting a response. The poison ivy problem needs to be resolved to allow construction work in that area to proceed.

**Pool Tile Replacement.** Because of a significant price increase from our prior pool company, we are seeking pricing from another vendor. Meanwhile, the pool will be closed by September 20 for the season.

**Recaulking.** Northern Restoration has provided a proposal to recaulk the pool area as well as sidewalk areas around units 107 – 110 for a price of \$3800.

**Deer Resistant Plants.** Bridge Street Blooms has provided a list of approximately 20 resistant plants that Lois Bolhouse has reviewed and approved. The plants can be purchased next spring around mid-April. They also recommended a deer spray (Rob-X).

**Half Rounds.** Bartlett will install new half round entry carpets for units 200 and 310 in accordance with the long-range plan.

**Retaining Wall.** We are still seeking a contractor to replace the existing rocks in the retaining wall with a wood retaining wall. One contractor has looked at the project but is unable to do it this fall and has not yet provided a proposal

**Spider Spray.** A spider spray touch-up will take place September 13 at no additional cost under the warranty provided by our contract.

**East Side Railings.** Repainting of the east side railings should be added to the L&A project planning for next year.

### **FINANCE COMMITTEE REPORT (Carl Weiss, Treasurer)**

Carl referred to the budget report and noted that pooled reserves have been moved to a contingency funds category (\$192,707). Our combined operating and reserve fund balance (funds plus assets) totals \$396,000. To date 33 owners have paid the full initial assessment, and there is no concern regarding sufficient funds to pay the early expenses of the building stabilization project.

Operating income may be adjusted downward later this fiscal year to account for expenses such as replacement of soffits and possibly steel beams on the east side of the building as well as updating the reserve study.

### **SOCIAL COMMITTEE REPORT (Sue Conway, Chair)**

**Community Room.** A report prepared by Scott shows that since April of 2022, 14 social events have been held in the Community Room, including sewing circles, birthday parties, family dinners, a wedding rehearsal, etc. Although things have generally gone very well with room rental and good guest conduct, the Social Committee should determine whether updates or additions to the community room rules are needed.

**Pool Rules.** Anita has drafted an update to the swimming pool usage rules posted in the pool area. The rules have not been reviewed for several years and some are clearly out of date. With Anita's assistance, the Social Committee will consider the proposed changes and make a recommendation to the Board.

### **OTHER BUSINESS**

**New Owner.** Carl will follow up with the new owners of Unit 301 to ascertain information needed for our owner information form, e-mail authorization, designated voter form and welcome letter.

### **ADJOURNMENT**

All business on the agenda having been addressed, the meeting was adjourned at approximately 10:00 a.m.

Respectfully Submitted,

Sue O. Conway  
Secretary