

High Meadow Cooperative No.1 Inc.
Board of Directors

Meeting Tuesday March 19th, 2024 @ 7:00PM Zoom

Present: Joan Indusi, Dawn Marie Hilkin, Emily Coca, Daebriah Wint, Christina Gardella, Samantha Moulin

Absent: Marilyn Szatkowski

Others: Jenna Guiliano, Joe Giampietro, Carolyn Funke 163CC, Mary Noll 152CC, Anjo Duffy 175CC, Potonia Hampton 40CC, Ursula Winter 86CC, Robin Waid 116CC, Iveta Lacane 167ASH, Shelia Buitekant 26 CC, Lana Sabau 159CC, Bonnie Doran 46CC, Dorothea Avernaut 183ASH, AV(Angela Velardo 48BCC)

Vote on minutes: Feb 21st, 2024, 6-0-0

Items voted on between meeting (include in the minutes):

- Board voted 6-0-0 to get proposals from submeter companies for the reading of the meters.
- Board voted 6-0-0 to accept the minutes from the January 16, 2024, meeting.
- Board Voted 7-0-0 to approve CRP's 2-year renewal contract. Monthly amount \$3,126.62 (does not include the shed clean-out).
- Board voted 5-0-0 to put a deterrent near the dumpster area at the north end on lot D around the new plantings.
- Our electric contract with Original Energy expired 1/31/2024, Jenna reached out to them, but did not receive a response. The Board voted 6-0-0 to accept the proposal from Direct Energy for a 2yr contract @ .09170cents per kilowatt hour.
- Official Notice for the Annual Meeting with the Ethics & Confidentiality agreement was mailed.
- Board voted 6-0-0 to approve proposal from Canzone for waterproofing and sheetrock for 41 charter circle water intrusion.\$1,180 per day for 2 men 3-4 days.

Meeting called to order at 7:00 PM.

- Annual Meeting April 4th, 2024, Emily will get water, coffee and munchkins. Receipt to Joan for reimbursement.
- Facebook Vote to turn admin to a designated Shareholder, from the BOD. 6-0-0. Admin will be transferred to Caroyn Funke 163 CC and her backup will be Ursula Winter 86CC. New admins will sign a NDA to be approved by the board before transfer is complete. Communication to be drafted to let Shareholders know the changes, and admins will connect with a designated board member to confirm new members are residents and inform when a current resident is moving.
- 183C SH Sale is pending. Appraisal was for \$125,000; Per the contract agreement the purchase price is \$139,000.
- By Law Changes. After much discussion on next steps, an agreement was made to form a committee after the annual meeting, comprised of 3 Shareholders and 2 Board Members, to review and update By Laws and Rules and Regs as appropriate. We will look for Volunteers after the April 4th Annual Meeting, where an updated on this subject will be

shared.

- Capital Improvements
 - Laundry Rooms to receive new paint, slop sinks, updated lighting and water infiltration. Plan is for 3 rooms to be done in 2024, and 3 to be completed in 2025. Will have 3 proposals for the May meeting.
 - Ballfield Clean-up and seeing to make it usable. Request will be made to Brian for a proposal to clean and remove any hazards. Canzone will review the entrance curb and resolve any tripping hazards and access limitations.
- 41CC Water intrusion is believed to be a plumbing leak. Still looking for the source of the leak. Will be repaired quickly upon discovery.
- Fuel Surcharge. To be reviewed again in April. Budget \$315,000, Spent \$ 201,192.03. Fuel surcharge collected YTD \$17,034.25.
 - Jessie to confirm status of 2023 Fuel Surcharge was spent.
 - The board has requested a month to month spending analysis (10/1/22-4/30/23) to make sure all bills are up to date. The board will review and vote to remove the fuel surcharge, if applicable.
 - The board has requested a consumption usage report per month for last fiscal year and YTD from Robison Oil.
 - Discussion on providing education or help with shareholders on lowering the radiator output. Some units can get very hot causing shareholders to open their windows.
- Managing Company
 - The Board has requested information on the process to switch companies from Stillman to Garthchester. Discussion on if some team members from Stillman could remain on the Garthchester account. Board President to provide copy of Stillman contract to entire board for review and discussion at a future meeting.
 - A request for information on how the board would solicit proposals from alternative managing companies. The process is at the behest of the board member and could include legal counsel.

Meeting adjourned at 9:21 pm.

Next board meeting is scheduled for April 4th, 2024, at 7:00pm. This is the annual meeting and a new board will be elected provided there is a quorum. Chairs and duties will be distributed after the election is completed.

Respectfully,

Dawn Marie Hilkin
Secretary