

High Meadow Cooperative No.1 Inc. Board of Directors

Meeting Tuesday September 17th, 2024 @ 7:00PM via Zoom

ROLL CALL/QUORUM

COCA, DUFFY, GARDELLA, HILKIN, INDUSI, WINT, CAMOVIC

Absent ZIEGLER, GULLIANO

Others in attendance:

Shelia Butitekant 26CC

Denise Locatelli 34 CC

Margaret Durgin 48A CC

Gunnel Rydstrom 112 CC

Iveta Lacanne 167A SH

Rosana Laviano 2G

Patrick Garrett 165D SH

Elma Sabanovic

Approval of 8/20/24 Minutes approved 6-0-0

Bylaws- Update 9-9 halfway through the document:

Notes & suggestions

- Is it possible to have staff available after hours to cover lock outs for shareholders who work different hours? The BOD will review and discuss options.
- Need clarification on replacement of electrical and plumbing by shareholders.
- Question: if the work was already done, and the shareholder needs to repair or replace, do we need to submit paperwork again?
 - The contractor is responsible for any damage that may occur as a result of the work. If you are using the same contractor, you will not need to submit a new request but will need to inform the Renovations Chair that repair work is required.

Website Flyer- Website Chair to finalize the site and send to all Shareholders.

Low Carbon Pathways for Multifamily Buildings NYS Grant- Seems like a great opportunity. There are a lot of questions but definitely worth exploring. The BOD will add to the next agenda for further discussion.

Block Party- Asst. Treasurer to look into the logistics, send a survey to see if SH are interested.

Metergy- In response to the concerns raised by shareholders regarding the cost of August electricity bill, the rates charged have been confirmed and are accurate. Statements for the full year ~~we~~ are being charged correctly.

- ConEd had a 4.2% increase in their rates from 2023 to 2024.
- High Meadow's electricity contract had a 16% increase during this most recent renewal.
- A notice will be sent out to shareholders to provide this information.

2025 Annual Meeting- Proposed dates for the annual a meeting are April 29th an May 6th. Property Manager will confirm the date with our professionals.

October Meeting- The board will be moving the October meeting from Tuesday, October 15, to Thursday October 17 to accommodate shareholders who are not able to attend meetings on Tuesday.

Building issues-

- Laundry room- The Maintenance Liaison ~~to~~ will have specs ready for the Board to review by 9/24. We need to move forward on this, per our Aug conversation. We will get approvals on the scope before the next meeting.
- Concrete- need to make the decision and finalize. The Board will need to review and approve the new scope of work, if there are no objections within 24 hours the Property Manager will send the scopes out for bid. All bids will be due back by October 4.
- Questions from Shareholders-
- Do we need to do submit a reno request to change and move an outlet? Yes, this work requires permits.
- One shareholder has three additional items to be included in the upcoming newsletter. The Newsletter Liaison was not present during the meeting so the Board will relay this information to him.
- One shareholder had follow up questions on the laundry room and concrete work being scoped and if slop sinks will be added to the laundry room.
 - The laundry room project includes renovation to the floors, walls, and ceiling. Three rooms will be completed this year (Building # 2, 8, & 12) and three the following (Building #6, 18, & 20).
 - Concrete work is needed for hazardous areas located behind Building 19, Building 41 and Geneva Road.

Dawn Marie Hilkin

Secretary

NEXT BOARD MEETING-THURSDAY OCTOBER 17TH, 2024 @ 7 PM IN THE COMMUNITY ROOM