

Autumn Ridge at Manchester
Condominium Association Virtual Annual Meeting
March 29th, 2021 (6PM) VIA ZOOM

Meeting Minutes

Attendees: Glen McDonald(GM), Andrew Biddar(AB), Carol Maguire(CM), Dana Newton(DN), Grazia DiDonato(GD), Nina Charlton(NC), Damien Machette(DM)

Resident Attendance by Address

1. Shea McClary
2. Alexis Downes
3. Jeanette Maggiore
4. Nile Escasenas
5. Warren Villanueva
6. Myisha Hudlay
7. Lori Griffin
8. Nanette Brown
9. Chantelle Huyser
10. Alicia Ashley
11. Mindy Juralewicz
12. Robert Niepieklo
13. Dana Pelaia
14. Natasha Wilson
15. Marge Ryan
16. Ryan Hagen
17. Kristen Wieme
18. Kristen Perrone
19. Kristen Ayala
20. Christine Camuto
21. Linda Bagen
22. Marven Cephas
23. Adrianna Chin
24. Janet Ryman
25. Scarlet Ward
26. Nora Scalzo
27. Katherine Healy
28. Alexis Swaby
29. Fatima Barakat
30. Hannah Ababio
31. Dana Newton
32. Grazia Didanto
33. Damien Machette
34. Nina Hagen

Annual Board Meeting 03/29/2021

- I. Call to Order
AB - Called meeting to order at 6:04PM
- II. Proof of Notice
AB – discussed methods of notification (Hand Delivered, Notice Boards, Community Website)
- III. Old Business
AB – FHA Application processed, renewed for another 2 years.

IV. New Business

- Board Member Introductions
AB – Give a second for each member to introduce themselves
- Rules & Regulations
 - *Parking
 - *Pets

AB – As a reminder parking is restricted to 1 side of the road, please review the parking map, posted in message boards. Also, you must curb you pet when outside. We have bags posted in the dog walk locations by the large basin. Please utilize those free perks.

- Condo Association Website
*AutumnRidgeatManchester.com
AB – as a reminder we have a website were updated community information is posted, along with important information pertaining to the annual budget and board members.
- Financial
 - *2019 Audit
 - *Balance Sheet
 - *DuesCM – Clean 2019 audit, balance sheet is reconciled on a monthly basis. We have 2 delinquent homeowners with associates dues which are filed with our attorney and in collections.

V. Management Report

- New Technology
AB – We are implementing text alert software to keep the community in the loop of any unexpected emergencies and events.
- Dog Walk / Garbage Cameras

AB – we have installed cameras at the garbage corrals and by the dog walk locations to monitor residents use and proper disposal.

- Garbage Update

AB – we have increased the frequency of trash pickup to 3 times weekly from 2 weekly to combat the surge of residents due to COVID

- Parking Permits / Towing

AB – we have purchased permit tags and will be issuing registration forms and sending permits to hang in resident vehicles

- Landscaping

AB – we have obtained a new landscaper this season in hopes service can be optimal and meets our budget

Q&A

- Christine Camuto – asked about how many permits will be issued per resident

- AB – we are going to issue them based on amount of vehicles + 1 guest permit

- Marge Ryan asked about privacy walls,

- AB – we will have our fencing contractor take a look and see if its feasible.

- Nanette Brown – asked about expanding concrete patio

- AB – the patios cannot be increased in size.

VI. Adjournment

Meeting adjourned 7:23PM