



**Stillwater Meadows Condominium Association
Trustee Meeting #49 via Zoom
September 17, 2023**

Attended:

Maureen Ruane	Ruane Property Management
Gail Bergeron	Stillwater Meadows Trustee
John Frost	Stillwater Meadows Trustee
Kathy Brown	Stillwater Meadows Trustee
Susan Lajoie	Stillwater Meadows Trustee
Genti Peto	Stillwater Meadows Trustee

NOTE: Meeting minutes and other correspondence will be sent via email to all unit owners. If you would prefer standard US Mail please call or email ellen@ruanemanagement.com, maureen@ruanemanagement.com or jessica@ruanemanagement.com

Carried Items:

34.4 Lighting

Driveway lighting will continue to be replaced in 2023 as necessary.

**Lighting at 8 Jill Lane was not working. LidCo was dispatched to find the problem.
Waiting on proposal and outcome.**

35.3 Drainage Issues

Some areas of the property have been evaluated for drainage issues and solutions will be presented to the board for review.

37.2 Painting

RPM will continue to maintain the future painting schedule for all buildings and decks.

The Board is exploring different opportunities for deck work in future years.

Painting Schedule for 2024:

- Bldgs #14 Jill & 16 Riverview
- Back of Bldg #4 Jill
- Decks & Balconies on #12, 14, 18, 20 Riverview

38.3 Landscaping

Please note that *no* fertilization treatment program is in place for this season, as it was cost prohibitive for the budget. This means that there will be no weed killer, grub or crab control, etc. Please feel free to do any fertilization treatments to the common area lawns as you see fit.

A new landscaping contract will be necessary for 2024.

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46.2 Tennis Gate

The gate for the tennis courts currently does not close properly, so it is slated to be repaired.

The cost for the repair is significant and will be reassessed at a later date.

48.1 Landscaping

Additional clean-up & seeding will be done in the Fall from damaged areas that occurred from electrical/tree/septic work.

This work has been completed and unit owners notified via email to water.

New Business:

49.1 Septic

Heavy use of paper product at 18 A&B caused a back up and an emergency pumping. 18A&B will be slated for tank repairs/replacement in 2024. Filter cleanings and Title V inspections were completed, and Stillwater Meadows is in full compliance.

49.2 Front Sign

The sign signifying Stillwater Meadows at the entrance of Jill Lane needs to be painted.

49.3 Trustee Position

There is one trustee position expiring at the annual meeting. The current board member will run for re-election. If you are interested in volunteering for the Board of Trustees, please email Maureen at Maureen@ruanemangement.com

49.4 Signage Pole

The pole pointing towards building 7 has become loose and needs readjusting

Unit Owner Requests:

Friendly Reminders:

10.1 Pets

Residents of a Unit are not permitted to have more than 2 dogs. This can be in addition to other legal small pets, such as cats, etc. Dogs and cats must be currently licensed in accordance with Town Law and have current rabies vaccinations or other vaccinations required by state or municipal law. Pets are not to be permitted in any of the Common Areas unless on a leash and accompanied by a responsible person or carried. Tethering a dog outside and leaving it unaccompanied is not permitted. Pets must not be allowed to urinate or defecate indiscriminately upon the property, in any of the Common Areas, especially on the front lawns. Dog owners must carry plastic bags or suitable receptacles to pick up after their pets. This is a town ordinance as well as a Condominium rule. Each violation will result in a fine.

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10.2 Parking

Residents must utilize their exclusive-use spaces or overflow parking areas. If a resident has more vehicles than they have exclusive-use spaces, the additional vehicles must be parked in the overflow parking areas. They cannot park in their neighbors' spaces unless they have obtained permission. All vehicles must be lawfully registered. Do not park on the lawns. All Unit Owners, tenants, and guests must comply with these Vehicles and Parking rules. In instances of non-compliance with the above rules, the Trustees have authorized the Management Company to order the towing and off-site storage of the non-complying vehicle(s) at the expense of the owners of the vehicle(s).

14.2 Curb Alerts/Items for free

The trustees have unanimously agreed that residents may not post "curb alerts" on craigslist or other websites/social media platforms to get rid of unwanted household items. Large items may not be left at the entrance to the complex or on the common area lawns with "free" signs attached.

14.3 Trash

Please collect your trash bin every evening after collection. Please secure all trash in the bins provided. Nothing is to be placed outside of the bins. Do not leave trash bins outside your garage at any time.

18.1 Common Area – Intent/Use/Alterations

Any alterations to the common areas require written permission from the Board of Trustees. The wooded area, even if not visible from the roadways/houses, is still a common area. No structures are to be erected/placed in the woods.

Extension of gardening beds or additional plantings require written permission from the board. If at any time these plantings are no longer cared for or the unit is to be sold, they must be removed, and the landscape be returned to its original state.

18.3 Correspondence

Email correspondence sent from RPM to unit owners is done using blind copy. RPM sends out mass emails to communicate information to all residents but will not give out your personal information to neighbors. Unless your name is specifically mentioned in the email, it is typically sent to multiple parties.

22.2 Common Area Lawn

The common area lawns are not to be parked on and at no time should any time of vehicle be ridden on the lawns. This not only applies to cars, but also bicycles, skateboards, ATVs, 4-wheelers, scooters, or power-wheels.

34.3 Communication with Landlords

RPM has contact directly with unit owners, not their tenants. A bulletin board is a possibility to better send communication with all residents or posting on individual doors.

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44.3 Check Smoke/Carbon Monoxide Detectors

Friendly reminder to check your smoke/carbon monoxide detectors to make certain they are not expired. Any batteries should be replaced on a bi-annual basis and all detectors should be changed out every 10 years.

45.2 Internet

Stillwater is currently in Phase 4 for the installation of cables. Sterling LAMB has said if enough people contact them about interest in Internet service, it may affect the rollout schedule. Contact Sterling Light Department should you be interested in this new service, as it could move Stillwater up the list.

46.3 Trash Debris

There has been an abundance of trash debris--bottles, cans, TVs, broken bicycles, you name it--found throughout the property and wooded areas. Please make sure you inform all tenants and children to pick up after themselves and treat the property with respect. These items are costly to clean-up and dispose of, therefore resulting in additional and unnecessary fees to Stillwater owners. Cameras will be placed in the troubled areas as a result, and any findings will be reported to the appropriate authorities.

46.4 Reminder - Trash Bins

If you are still looking for a smaller trash bin than what you currently have, please reach out to the Sterling DPW to have this switched out.

UPCOMING MEETINGS

**Trustee Meeting
October 25 @ 6pm via Zoom**

**Annual Meeting
November 29**

**If you are interested in volunteering to serve on the board, please email
maureen@ruanemangement.com**

Respectfully submitted,

Stillwater Meadows Condominium Association
By Ruane Property Management LLC, its Agent
By

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A handwritten signature in black ink, appearing to read "Maureen Ruane". The signature is fluid and cursive, with a long horizontal stroke at the end.

Maureen Ruane