

**Heritage Hunt Condominium I
Board of Directors Meeting Minutes
May 19, 2017
13891 Chelmsford Drive Lobby
Time 10:00 a.m.**

Board Members Present: Katie Magill, President; Tom Taggart, Vice-President; Bill Whyte, Treasurer

Homeowners Present: Vera and Bill Heise, B108; Jo Anne Maurer, A213; Dottie Lanahan, A301; Tom Taggart, A108; Katie Magill, A202; George Field, B104; Jaye Free, B106; Louise and Warren Vaneman, B105; Anthony Natale, B205; Treva and Bill Whyte, A309; Joyce Miller, A105; Cathy Scarbeau, B211; Mike Moore, A111; Gloria Gross, A208; Lucy and Joe Modrak, A106; Carol Noggle, A104; Paula Dazd, A308; Nancy Johnston, A204; Pat Gesling, A201.

Meeting called to order at 10:00am by Katie Magill.

Unfinished Business:

Resolution being voted on by the Board was explained by President Katie Magill. Many water heaters have exceeded their useful life. It is the responsibility of unit owners to pay for any damages caused by a leaking water heater that has exceeded its useful life.

Bill Whyte moved to approve the Policy Resolution #2017-01, Hot Water Heater Maintenance Responsibility Policy, Katie Magill seconded and all carried.

Residents Open Forum:

Warren Vaneman: Warranty period is often somewhat less than useful life. Where do I stand if the MTBF is more than the warranty period? Response: Resident still responsible.

Joe Modrak: Have there been discussions with manufacturers about useful life? Response: Yes. Second statement; I flush my water heater every six weeks; how do we define negligence? Response: Not possible thus the reason for the resolution.

Nancy Johnston: When I called insurance company the company said she wasn't negligent because she didn't know that the water heater was leaking and let it go.

Bill Whyte: It goes back to the By-Laws. Attorney and Management Company both say the pertinent document is poorly written. Trying to specify the criteria when resident is responsible for damage. Trying to get a standard that is enforceable. Attorney has said this resolution accomplishes that.

Katie Magill: Described a chart that lists vendors willing to participate in a group purchase that will be distributed by Nancy Johnston.

George Field and Jaye Free: Described their process of collecting information for a group purchase.

Katie Magill: The board is not endorsing any particular vendor. The management company is mailing out a copy of the signed resolution along with a contact magnet.

Louis Vaneman: Questioned whether there was any requirement for a certain size of water heater.
Response: No.

Jaye Free: Home Depot has a unit with an LED display control panel and a leak sensor.

Tony Natale: How fast could water heaters be installed? Response: Up to individual unit owners to arrange for replacement.

Warren Vaneman: Grace period before implementation?
Answer: Resolution becomes effective immediately.

Nancy Johnston: She is out of pocket because the resolution wasn't in effect.

Meeting adjourned at 10:34am

MTM

*K. Magill
7-11-17*