



**Board of Managers Meeting
November 19, 2025
7:00 PM - ZOOM**

In Att: Pam Ross, Bernie Lynch, Matt McKee, Chris Leuth, Jim Sisk, Chris Pienta, Alysia Ordway, Erica Schwartz (until 7:25pm)

- Open Session
 - Concern was raised about a tree in Postage Park that potentially needs to be removed.
 - Request was made to get the unit windows cleaned.
 - Significant cost and potentially for limited quality and duration. Will solicit quotes.
 - Concerns were raised about Bosse customers driving aggressively in the parking lot
- Approved Meeting notes
 - Meeting minutes approved.
- Board accepted Chris Leuth's resignation and appointed Alysia Ordway to complete his term.
- Finances
 - Discussion of repointing walk-through assessment meeting, which included a discussion of a framework for tiering approach to the need.
 - Decision: Follow up with mason to get prioritization and costs associated with each phase.
 - Capital Requests
 - Upgrade gym equipment - to be taken up in new year
 - Stairwell adjacent to the APR building - agreed to solicit a proposal to clean up the floors, stairs, repair the landings.
 - Budget
 - HOA fees: Confirmed to revert back to pre-assessment levels.
 - 2026 budget will be finalized and ready for January 2026
 - Delinquency review (closed session)
- Motherbrook Update
 - Cameras removed from guard shack and are now in the loading dock.
 - Guard shack will be demolished and replaced with signage

Other Items:

- Dumpster area needs to be wrapped.
- DCF parking signs have created holes in the masonry - need to inspect for repair needs
- Bike racks - current holders were shared over email; still some lingering items for removal from the middle stairwell
 - Need to conduct an audit of registered bikes against current owners. Explore signage improvements and following up with those residents who have moved.

- Master key distribution to ensure that more people can assist on lock outs.
- Need to send out a holiday decoration reminder.

Next meeting: Wednesday, December 17th at 6:30pm