

**Glen Ridge Cooperative
Executive Board Meeting**

Via Zoom

September 29, 2021

Present:

Resident Board Members: Dick McKee, President, Dot Michaelis, Vice-President, Carol Higgins, Treasurer, Lois Happe, Secretary, Eric Goldberg, Sandy Hale, Scott Posocco

Community Board Member: Jim Fidanza

Residents: Anna Crawford, Dave Delameter, Jane Jackman, Careen Jennings, Lee Salina, Joan Terry

Staff: Stan DeMello

Absent:

New Samaritan Representative: Paul Shapiro

1. The meeting was called to order at 10:00 am.
2. The minutes of the regular meeting on August 25, 2021 and the special meeting on September 15, 2021 were approved.
3. None of the resident members present elected to speak.
4. Treasurer's Report — Carol Higgins presented the monthly financial documents (attached). While the Camp grant has been approved, it is not clear whether the funds have been deposited in our account.
5. Committee Reports
 - a. Rules and Regulations committee has proposed a modification to be discussed later in the meeting.
 - b. Buildings and Grounds committee has continued to diligently research the need for window replacement, with a focus on Buildings 1 and 2. The next step is to engage a carpenter to replace weather stripping in some locations. Sandy Hale and the Committee were thanked for their hard work.
6. Administrator's Report (attached)

7. Unfinished Business

- a. Beacon Mechanical has been selected as the contractor to install the proposed heat pumps. Eversource has not yet indicated the amount of rebate unit owners will receive.
- b. Since Pond Road is an existing road, the Town of Mansfield will not require additional permits to pave it. Glen Ridge has asked Juniper to lease Pond Road (\$1/year) so that Glen Ridge may proceed with the paving. They will also be asked if they could help with the cost (\$16,800 estimate from Krukoff Paving).

8. New Business

- a. Liability Insurance for the Executive Board.
 - i. In the past, this insurance was included in New Samaritan's insurance, but New Samaritan was recently advised to separate Glen Ridge from its master account because Glen Ridge is unlike all other New Samaritan's facilities.
 - ii. The current coverage expires November 1, 2021.
 - iii. D & O Insurance, after reviewing available options, recommended coverage for \$1million with a \$500 deductible from Assured Partners.
 - iv. **It was moved, seconded and voted unanimously to approve the payment of the annual premium of \$4,320 to Insurance Company that provided quote to Assured Partners from Cash Operations.**
- b. **It was moved, seconded and voted unanimously to approve the patio pergola of 6D as presented to the Buildings and Grounds Committee.**
- c. **It was moved, seconded and voted unanimously to approve the installation of a keypad garage door opener for 13C as recommended by the Buildings and Grounds Committee.**
- d. **It was moved, seconded and voted by 4-3 to approve a solar attic fan for 4A, with the proviso that repair of any damage to the roof or plumbing in the attic be the responsibility of the unit owner, as presented to the Buildings and Grounds Committee.**
- e. **It was moved, seconded and voted unanimously to approve the substitution of Item C in the rule regarding the installation of heat**

pumps to read, “ The conduits must match the color or the trim or siding to minimize their visual impact. Contractor must seal all openings resulting from penetration into the building interior.”

- f. The Nominating Committee reported their slate of candidates for the three positions to the Executive Board includes Clark Downs, Careen Jennings, Dick McKee, Lee Salina and Jean Sawicki. The Board suggested short bios of nominees be included in the Annual Meeting packet for resident members. Nominations from the floor at the annual meeting will also be allowed.
 - g. Discussion of the report on small group meetings
 - i. Resident Board members to facilitate meetings in each building; in preparation, a workshop will be scheduled.
 - ii. Gatherings should be held before the Annual Meeting.
 - h. **It was moved, seconded and voted unanimously to pay from the Operating Reserve \$3,800 to Vasilios Papathanasiou for the cleaning and staining of six decks replaced in 2020 and \$2,975 to Columbia Sealcoating for the sealing of repaired walkways.**
9. The meeting was adjourned at 11:33 am.

Respectfully submitted,
Lois Happe, Secretary.

Next meeting will be October 27 at 10:00 am via Zoom.