

15 January 2007

**INDIAN  
BROOK**

# Babbler

**Trustee News** – An election of Trustees at the annual meeting is the norm and Pat Baratta was willing to run again, but there were two other spots open. With only one candidate to fill three spots, the election did not take place. Fortunately, after the meeting, Joseph Foran of Turnbridge and Toby Peterson of Doyle volunteered to take up the reins. Welcome aboard!

Pat will continue as Chairman, Deborah Kavanagh will continue as Secretary, though Joe will act in that capacity while she is out of the country early this year, and Toby has taken on the Treasurer's job. Roland Janbergs will continue to handle the web site and newsletter duties.

**Mary Ann DeSiata** – back in June, Mary Ann was forced to resign from the Board of Trustees for health reasons. Sadly, those health reasons claimed her life on the 20<sup>th</sup> of November. She ran for the board to help get costs under control and, while she didn't get to finish the job, her efforts were instrumental in pushing the Board in that direction. Her energy and drive will be missed.

**Ron Reidy** – At the annual meeting, Ron retired from the Board (again). We were fortunate that we were able to call on him to fill one of the openings a year ago. Ron's knowledge and energy were invaluable.

**Winter Help** – Those plastic cans you see at the front of your street are there for your use. Your condo fees pay for the contents. What's inside? Rock salt or sand. When winter weather hits, you are absolutely allowed to reach into the can and use what is inside. We've even provided a small scoop to make it easier.

But please – these barrels are not for trash. We've already found the bagged leavings of several large dogs, multiple empty beer cans, and paper on top of the rock salt. Please, please toss your trash into your own barrel so that your neighbors can use what they've paid for.



**Condo Prices** – During 2006, eight units in Indian Brook were sold for an average price of \$293,900. This represents a 9% drop in price from the previous year. Condos statewide are down 8% during the same period. Five units are currently on the market.

**Web Site** – At the start of 2007, the hit counter on the [www.indianbrookcondos.com](http://www.indianbrookcondos.com) website was 5033.

**Annual Meeting** – For those of you unable to attend the annual meeting, here are the highlights:  
The meeting was called to order at 7:45.

**Unit Owner concerns from the 2005 Annual Meeting were reviewed in order to track any progress in resolving those concerns:**

- Odors from the Sewer Treatment Plant
- Keeping Landscaping Costs Down
- The Special Assessment Contribution to the Reserve
- Condominium Fees
- Security and Loitering Around the Sewer Treatment Plant

**2006 Accomplishments were reviewed**

- A balanced budget
- Reserves were increased by 62%
- Completed staining & painting on Doyle, Leman & Weybridge - with \$47,000 in savings over 2004 (in part because we replaced fewer clapboards)
- Renewed landscape contract with Riverside (negotiated \$5K reduction in price and additional savings on landscape maintenance items totaling \$10K)
- Changed Banks for Reserve Account with potential for \$8K in additional interest in 2007 (the interest rate floats with the value of 3-month treasury bills).
- Improved communication: newsletter and website
- Improved lighting around Sewer Treatment Plant
- Trimmed trees and underbrush from behind Lilac 1-4 for security
- Replaced safety fence behind Lilac Units 5-12
- Provided chimney cleaning opportunity at best bid pricing
- Renewed pest control contract with no increase



**Projects for 2007 were outlined for the unit**

**owners:**

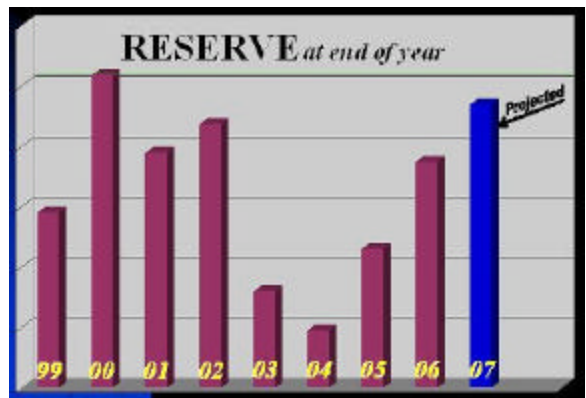
- Staining of remaining decks on Birchwood, Turnbridge, Rosewood & Lilac
- Building Maintenance Cycle based on need
- Replacement and enhancement of ventilation system in STP
- Replacement of ceiling in STP

**The Treasurer reviewed the Projected Financials for 2006 vs. year-end 2005**

- Condominium dues for 2007 will not be increased.
- The Assessment for Reserves will be reduced by 50% with the caveat by the Treasurer that this would be subject to review by the Board should the need arise.

**Open Discussion of Unit Owner concerns**

- Need to replace STP ceiling – lengthy discussion took place regarding the construction of the existing building vs. the proposed repairs and improvements
- There was a discussion of how large the Reserve should be. (*Goal is just above the 2000 level.*)
- What is the biggest concern to be covered by the Reserves? Pat suggested the greatest unknown with the highest cost is probably the roofs. Steve Dannin reviewed for all what is involved in roof replacement.
- What other expenses would the community have that are not covered by insurance? Roadway and sidewalk repair, STP increases, water costs, permits and rubbish which is up 8% for next year.



<b>Board of Trustees</b>	Pat Baratta, Chairman, <a href="mailto:pasquab@aol.com">pasquab@aol.com</a>	Toby Peterson, Treasurer, <a href="mailto:tp7161@yahoo.com">tp7161@yahoo.com</a>
	Joseph Foran, <a href="mailto:obd537@comcast.net">obd537@comcast.net</a>	Deb Kavanagh, Secretary, <a href="mailto:MAoptimist@verizon.net">MAoptimist@verizon.net</a>
	Roland Janbergs, Newsletter and <a href="http://www.indianbrookcondos.com">www.indianbrookcondos.com</a> Website, <a href="mailto:janbergs@rcn.com">janbergs@rcn.com</a>	
<i>Next board meeting will be at 12 Rosewood on Wednesday, January 17, 6:30</i>		
<b>Dannin</b>	Problems? Please contact Kathleen Carlo first, <a href="mailto:kcarlo@danninmgmt.com">kcarlo@danninmgmt.com</a> or (617) 731-0222	