

~~XXXXXXXXXX~~
6/27/2024

Meeting Minutes
provided by
Seller.

MIKE Mahoney.



Michael Mahoney <mike@mmahoney.com>

Re: Happy Thursday

Penny Grossman <~~pennygrossman@mmahoney.com~~>
To: mike@mmahoney.com

Thu, Jun 27, 2024 at 8:53 AM

Minutes Board of Trustees Meeting 6/3/2024 Riverwalk

Type of Meeting: Board

Date: 6/3/2024

Called to order: 9:30 AM

Attendance: Trustees Kathy Daniel (Chair), Leslie Goldberg, Steve Gondelman, Barry Wayler; Kerri Bonarrigo (property manager Great North)

Location: 15 Rose Court Way

Minutes: May 2024 Board Meeting Minutes previously approved, posted and emailed to all unit owners.

Treasurer's Report:

Financials for April 2024 reviewed; The Treasurer's Summary for April was reviewed and will be posted on the Great North website.

A memo was sent to all homeowners on 8/23/2023 related to the foundation work at 7 and 17 Riverwalk. That memo noted that the financial impact of this foundation work could not be determined until after the construction project and the foundation work were completed. Completion of the foundation work is taking many more months than expected. As a result, and as previously noted, the financial impact of the foundation work cannot be determined at this time.

Delinquencies: 0

Late fee policy: We expect the need to borrow each month from our line of credit to cover the costs of the construction project and foundation repairs. As a result, to optimize our cash flow, our policy regarding late fees will be strictly enforced.

All condominium fees are due on the 1st of each month and are considered late and will incur late fees if received after the 10th of the month. Fees are considered delinquent if not received within 30 days. Please make sure that payments including mailed checks are received by the 10th of each month. For homeowners paying on a quarterly basis, please make sure to keep your account current.

Manager's Report:

Old Business:

--Removal of a large tree at the East Street entrance of the complex by Tree Teck is scheduled for the morning of June 14.

-- Mulch from Green Care is scheduled the first week of June weather permitting.

--Basement crack repairs at 14 RCW and 19 RCW: Basement Solutions has been to these units to complete the work.

--7 RW foundation update: Work continues at this unit.

--17 RW foundation update: After review of the geologic testing at 17 RW, the Town of Walpole is reviewing the engineering plans and the project is temporarily on hold.

--The Town of Walpole mandated engineering inspections of the remaining 21 foundations on the river side of the complex and further internal inspections at some of these units have been in progress. We are awaiting completion and the final engineering evaluations.

--Update on the construction repair / replacement project:

Prime Touch:

Replacement of the rear deck on 7 RW is planned after the foundation repairs are complete.

Mario's Roofing: work completed

New Gutters: work completed

DJM Stone Works: masonry work is pending for the wall below the new windows at 22 RW.

Punch list items:

General: completed

External paint touch ups will be completed by Prime Touch after completion of masonry wall at 22 RW. Interior paint touch ups have been completed

--Snow removal – A formal bid for snow removal by MF Landscape and Design has been received and reviewed. Clarifications regarding the contract are in progress.

Other Updates:

Conservation land along the river: We have continue to be in contact with our original conservation consultant (BSC Group). At this time, we plan to meet with another environmental specialist to review the findings and to look at all of our options regarding the conservation land along the river.

Several areas of fencing along the river's conservation land have been repaired. Additional areas in the section east of 7 RW will be addressed by Millenium Fencing.

Emergency contact information should be available to Great North for all units. This information is only available to Great North and the trustees. Homeowners who would like to have their contact information available to their Riverwalk neighbors should go onto the Great North website (Community Directory section) and give permission for their contact information to be available to all.

--Pinnacle Point development update:

At the May 1, 2024 ZBA Meeting, Wall Street Development was given a continuance until the July 10 ZBA Meeting.

Related information and upcoming agendas of meetings by the ZBA and other town committees are available on the Town of Walpole website.

Drainage issues / basement water on the East Street side:

Work locations completed: 16-18 RW; 20-22 RW; 24-26 RW

Planned work locations: 25-27 RCW; 23-25 RCW

Replacement of drainage pipes (of greater diameter) along parts of Riverwalk (East Street side) is pending.

Replacement / repair of the water distribution tank outside 7RW and establishment of proper drainage from that area by MF Landscape and Design has been completed.

Spring walk around completed; needs to be submitted to Green Care.

Driveways:

Estimates for replacement of some driveways by Green Care is pending. As previously noted, a cost-effective way of replacing isolated cracked pavers is being explored.

New Business:

An inspection of the Riverwalk complex was undertaken by our new master policy insurance company. A report was received and is being reviewed. Three areas noted were: cracked pavers of driveways, repair and appropriate signage along the fence on the river side of the complex, use of outdoor grill policy.

Executive session: 11:25AM

On Thu, Jun 27, 2024 at 8:49 AM Michael Mahoney <mike@mmahoney.com> wrote:

Thanks Penny.

Can you get me the latest meeting minutes? I know you gave me May but is there anything for June?

They have already started asking for this stuff.

Do you know of any contemplated special assessments or capital improvements in the works?

Please excuse typos, I sent this from my phone

Michael Mahoney
Realtor
Real Broker, MA LLC
617-615-9435
www.RealtorMikeMahoney.com

Nothing in this email is intended to create a binding contract for the purchase or sale of real estate. The sender of this email does not have authority to bind a client [buyer or seller] to an agreement via written or oral communications, including by email.

On Thu, Jun 27, 2024 at 8:31 AM Penny Grossman <~~penngrossman410@gmail.com~~> wrote:

Just reading this.....

YES, of course, tell them that 1 or 1:30 would be great.

I have to leave at 3ish for Wrentham.

Off to do an errand, so I will put the A/C on when I get back.

Thank you!

Penny

On Thu, Jun 27, 2024 at 6:58 AM Michael Mahoney <mike@mmahoney.com> wrote:

The group who visited yesterday would like to come back today. Would 1:30 potentially work for you, Penny?

Have an awesome morning!

Mike

Minutes Board of Trustees Meeting 5/6/2024 Riverwalk

Type of Meeting: Board

Date: 5/6/2024

Called to order: 11:00 AM

Attendance: Trustees Kathy Daniel (Chair), Leslie Goldberg, Steve Gondelman (by phone), Tom Alighieri, Barry Wayler; Kerri Bonarrigo (property manager Great North)

Location: 15 Rose Court Way

Minutes: March 2024 Board Meeting Minutes previously approved, posted and emailed to all unit owners.

Treasurer's Report:

Financials for February 2024: reviewed; Treasurer's summary reviewed and will be posted

Financials for March 2024: reviewed; Treasurer's summary reviewed and will be posted

Delinquencies: 0

Late fee policy: We expect the need to borrow each month from our line of credit to cover the costs of the construction project and foundation repairs. As a result, to optimize our cash flow, our policy regarding late fees will be strictly enforced.

All condominium fees are due on the 1st of each month and are considered late and **will incur late fees if received after the 10th of the month**. Fees are considered delinquent if not received within 30 days. Please make sure that payments including mailed checks are received by the 10th of each month. For homeowners paying on a quarterly basis, please make sure to keep your account current.

Manager's Report:

Old Business:

--Trimming of the trees on the front of houses by Green Care has been completed. The scope of work included the removal of 3 large red maples on the East Street side between 18 RW and 26 RW

--Removal of these 3 red maple tree stumps by MF Landscaping & Design has been completed.

--Proposal for the removal of a large tree at the East Street entrance of the complex by Tree Teck for ~\$2,500 accepted. Await scheduling

-- Mulch from Green Care—pending

--Basement crack repairs at 14 RCW and 19 RCW by Basement Solutions are being scheduled.

--7 RW foundation update: Permits from the Town of Walpole are in place. Additional costs will be incurred related to the need to raise the foundation. Plans are to resume work in the near future.

--17 RW foundation update: After review of the geologic testing at 17 RW, the Town of Walpole is reviewing the engineering plans and the project is temporarily on hold.

--The Town of Walpole mandated engineering inspections of the remaining 21 foundations on the river side of the complex and these are in progress. Some of the homes required further internal inspections. We are awaiting completion of the inspections and the final engineering evaluations.

--Update on the construction repair / replacement project:

Prime Touch:

Window replacements at 22 Riverwalk have been completed. Extensive water damage around the windows necessitated removal of the masonry wall below and extensive repairs of the external wall.

The 2 remaining garage exit door replacements have been completed.

Replacement of the rear deck on 7 RW is planned after the foundation repairs.

Mario's Roofing: work completed

New Gutters: work completed

DJM Stone Works: masonry work will now be required below the new windows at 22 RW.

Punch list items:

General: completed

External paint touch ups will be completed in the spring, expected in about a month

Interior paint touch ups have been completed

--Snow removal – Awaiting formal bids from Nature Works and MF Landscape and Design

Other Updates:

Conservation work along the river: We still have not received any communication from Land Stewardship. We are looking into other landscaping companies for the conservation work.

Repairs to the fence along the conservation land on the river side: Several areas have been repaired but additional areas will need to be repaired by Great North. For the area east of 7 RW, a fencing company will be needed for repairs and will be contacted.

Emergency contact information updating: There was an excellent response rate by homeowners to the form sent by Great North. All homeowners are requested to provide the needed information.

--Pinnacle Point development update:

At the May 1, 2024 ZBA Meeting, Wall Street Development was given a continuance until the July 10 ZBA Meeting.

Related information and upcoming agendas of meetings by the ZBA and other town committees are available on the Town of Walpole website.

Drainage issues / basement water on the East Street side:

Work locations completed: 16-18 RW; 20-22 RW; 24-26 RW

Planned work locations: 25-27 RCW; 23-25 RCW

An additional cost of \$25,000 for the irrigation project is expected for replacement of drainage pipes (of greater diameter) at the road along parts of East Street.

Replacement of the water distribution tank outside 7RW and establishment of proper drainage from that area by MF Landscape and Design: nearly completed

Community spring social event: Saturday May 18, 3-5PM, at the Gazebo. A flyer with details will be sent and emailed to all homeowners this week.

Spring walk around completed; landscaping needs reviewed

Driveways: Cost estimates for new driveways by Green Care and MF Landscaping & Design are pending

Multiple driveways would benefit from replacement of a small number of cracked pavers. A cost-effective way of accomplishing this is being explored.

New Business:

The irrigation system will be turned on in the near future.

An inspection of the Riverwalk complex was undertaken by our new master policy insurance company. A report with any recommendations / requirements is pending.

Next meeting: 6/3/2024 at 9:30AM, 15 RCW

Adjourned: 12:30PM

Respectfully submitted,
Barry Wayler, Secretary