

The Club at Norwich Inn and Spa, Inc

Board Meeting Minutes

Saturday, May 6, 2023

Clubhouse 1 / Zoom

Call to Order

Laura Rose called the meeting to order at 12:16 pm.

Board Members in Attendance

Laura Rose, President (512), John Twohill, Treasurer (1011) (Zoom), Chrys Rozek, Secretary (822), John Arcouette, Director (511)

Owners in Attendance

Mark McGuiness (422) Zoom
Marvin Graham (621) Zoom
Jeff Spence (1223) Zoom
Taylor Shorter (1513) Zoom
Tyler Connell (1714) Zoom

Luz Gonzales (522) Zoom
George Welch (1014) Zoom
Kathy Jesmonth (1421)
Cathy and Wayne Rowe (1522) Zoom
Joel Roth (1811,1812)

Others in Attendance

Joe Brennan (612), Myriad Property Management
Sandra Pimentel (612), Myriad Property Management

Proof of Notice of Meeting

Email sent to owners May 2, 2023.

Approval of Meeting Minutes

Laura Rose made a motion to approve the July 30, 2022 and September 7, 2022 meeting minutes, seconded by John Arcouette. All in favor.

Clubhouse 1 HVAC Upgrades

Laura Rose stated the ac condenser for Clubhouse 2 failed last year. Working with our HVAC contractor and NPU we were awarded \$6,350 or 65% rebate of the \$9,350 system for a total cost of \$3,000 for replacement with a heat pump system. The HVAC system in Clubhouse 1 also has the original (1989) equipment. Climatech's cost to replace the system is \$46,345 with a NPU rebate of \$19,450 (42%) for a total cost of \$26,895 for a new heat pump system.

Laura Rose made a motion to approve the replacement Of the HVAC system in Clubhouse 1 per Climatech's quote with the NPU rebate. Seconded by John Twohill. All in favor.

Norwich Inn September 2022 Fine Modification

Laura Rose raised waiving The Spa fines and charges (\$1775.00) approved at the September 2022 Notice and Hearing regarding the table damage at Club 2. The Spa missed the point of the hearing and guest responsibility. Myriad stated it was less work for Myriad to replace the tables for the board's acceptance at Myriad's cost.

Laura Rose made a motion to waive the fines and return The Spa's check (partial payment), seconded by John Twohill. All in favor.

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Property Management Contract

Myriad has requested a contract amendment to amend the contract termination period from 60-day notice to 15-day notice, matching the association election period to terminate without cause.

Laura Rose made a motion to amend section 10.1 Option to Terminate of Myriad's contract from a 60-day termination notice to a 15-day termination notice. Seconded by John Twohill. All in favor.

Unit Owner Comment Period

None.

Adjournment

Motion to adjourn the meeting was made by Laura Rose and seconded by John Twohill. All in favor. Meeting adjourned at 12:31 pm.

Recorded By,
Sandra Pimentel
Chrys Rozek, Secretary