

**Farrwood Phase II annual meeting
March 12, 2013**

Page 1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

COMMONWEALTH OF MASSACHUSETTS

* * * REGULAR MEETING * * *

OSGOOD LANDING

1600 OSGOOD LANDING

NORTH ANDOVER, MASSACHUSETTS

MARCH 12, 2013

7:00 p.m. - 8:10 p.m.

Kristen M. Edwards

Court Reporter

**CATUOGNO COURT REPORTING & STENDEL TRANSCRIPTION
Springfield, MA Worcester, MA Boston, MA Chelmsford, MA Providence, RI**

**Farrwood Phase II annual meeting
March 12, 2013**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

APPEARANCES:

Board of Managers:

Todd Lariviere, Acting President

Theresa Poore, Acting Treasurer

Jonathan Campbell, Acting Clerk

Aready Ivanov

Bonnie J. Hayes

In Attendance: Douglas MacMillan, Esq.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 3

1 MR. LARIVIERE: Good evening. I
2 would like to start the meeting tonight. I
3 will start by thanking everyone for showing
4 up. Seems like we got 35 percent, which is
5 one-third of the community, which is a
6 little better than one-third of the
7 community which is not as much as I would
8 like to see but we will do with what we've
9 got. I just lost my writing utensil.

10 So I will get started with the
11 budget proposal. All of you should have
12 received it in the mail. Are there any
13 questions, comments about what we are
14 proposing for the next year's budget?

15 Yes.

16 SPEAKER: Blare Payne, 111.

17 The asphalt repairs of 35K plus, can
18 you groom that down a little bit? What are
19 you doing there for \$35,000 for parking
20 lots?

21 MR. IVANOV: Areadiy Ivanov, 138.

22 We have for the past five years had
23 an outstanding debt of road repair. I

**Farrwood Phase II annual meeting
March 12, 2013**

Page 4

1 think our current capital reserve
2 estimation is 250,000 to repair all the
3 parking lots and next year we are basically
4 going to try to start making fundamental
5 repairs because we have had places where we
6 have two and a half inch, three inch gaps
7 which span the entire length of a parking
8 lot. In the E, F, G triangular parking
9 lot, we have basically waves.

10 The boulders came up because that
11 parking lot has not been repaired for 30
12 something years and we are going to start
13 slowly repairing the parking lot, not just
14 patching but basically regrading, putting
15 new parking lots so it can hopefully last
16 us another 30 years.

17 At this point in time, whenever we
18 ask someone for a quote, they sometimes
19 don't even, they don't even offer us an
20 option of a patching because they say it's
21 going to just come out. The ground doesn't
22 drain properly and so forth, so that is a
23 lot of money has been moved from unused --

**Farrwood Phase II annual meeting
March 12, 2013**

Page 5

1 well, under used budget items and moved
2 specifically into parking lots.

3 SPEAKER: So you will be doing some
4 periodic maintenance on the parking lots
5 this year?

6 MR. LARIVIERE: Yes. We had done a
7 big patch in C and D.

8 We are doing the G and H, the E and
9 F parking lot this coming year, correct?

10 MR. IVANOV: Yes.

11 MR. LARIVIERE: And then moving on
12 from there.

13 MR. IVANOV: Yes. So it will be, I
14 believe are the better ones because they
15 are completely flat. And because of the
16 water burst pipe, we had it repaired. But,
17 otherwise, some other parking lots at best
18 were patched and the patches doesn't hold
19 anymore.

20 SPEAKER: The only other question I
21 had -- Blare Payne again, 111 -- are the
22 reserve contributions projected for this
23 year only 12,000?

**Farrwood Phase II annual meeting
March 12, 2013**

Page 6

1 SPEAKER: It's supposed to be 20.

2 MR. IVANOV: That was the reason --
3 the reason we could move some money into
4 the parking lots. The problem right now is
5 that whatever money we contribute to
6 reserve are money lost. We cannot use it
7 at all unless the sky opens up and we have
8 a nuclear war.

9 We are required to have 66 percent
10 of condominium approval to use the reserves
11 unless there is an emergency and an
12 emergency means something is blowing up or
13 there is an imminent threat to life. So
14 unless a sinkhole opens in the middle of
15 the parking lot, we can't use reserve money
16 to repair it unless you guys approve it and
17 there isn't enough of you at any point in
18 time to just make that approval.

19 So if we contribute 24,000 to the
20 reserve, that is money locked out
21 essentially in turpitude.

22 SPEAKER: And that doesn't affect
23 when we have new buyers coming in and they

**Farrwood Phase II annual meeting
March 12, 2013**

Page 7

1 look at the, you know, the reserve account,
2 that doesn't affect their ability to the
3 bank you're granting the thumbs up on
4 giving them the mortgage or anything like
5 that because the reserve is not high
6 enough?

7 MR. IVANOV: As far as I recall,
8 when we had this discussion just this last
9 board meeting, the only -- I think Fran
10 Freddy supposedly requires you to have
11 certain percentage of reserve
12 contributions. We were under it for the
13 last 10 years, so even 24 is not
14 sufficient.

15 We'd have to have at least 27 to
16 contribute 10,000, 10 percent, I'm sorry.
17 So we weren't continuing to require 10
18 percent. It hasn't stopped anyone from
19 receiving a mortgage so we don't foresee it
20 as a problem.

21 SPEAKER: But there's a big
22 difference. I thought according to the
23 master deed that it was 20,000 that was put

**Farrwood Phase II annual meeting
March 12, 2013**

Page 8

1 in annually into the reserve.

2 MR. IVANOV: Master deed?

3 SPEAKER: It was. Yes, it was.

4 20,000 from the master deed annually was to
5 be put into the reserve funds.

6 MR. IVANOV: One second.

7 Can we take a look at the master
8 deed right now if we have it in front of
9 us?

10 MR. LARIVIERE: BJ, you had a
11 question?

12 SPEAKER: Yes, I thought in the
13 past --

14 MR. IVANOV: I'm sorry, your name
15 and unit, please.

16 SPEAKER: Barbara Stavis, Unit 114.

17 I thought in the past there were
18 transfers from the reserves on an emergency
19 basis that the Board had approved.

20 MR. IVANOV: Yes, but that's
21 emergency basis.

22 SPEAKER: So how is the definition
23 of an emergency different from what Blare

**Farrwood Phase II annual meeting
March 12, 2013**

Page 9

1 was asking?

2 MR. IVANOV: Well, repair of parking
3 lot, if there is a sinkhole and people can
4 fall in and get hurt, that is an emergency.
5 If you can't get into a unit or a fire
6 department or an ambulance cannot get into
7 the parking lot, that is an emergency, a
8 crack, grass growing --

9 SPEAKER: But, Areadiy, my question
10 is this and I am tired earlier. You were
11 saying we have to put a certain percentage
12 in. If we put it in, it's completely
13 locked. We can never pull it out.

14 So my question is: I thought in the
15 past it was pulled out not by this Board
16 but under emergency purposes. So it's not
17 really locked, correct?

18 MR. LARIVIERE: Yes. The answer to
19 the question that you're asking is: Once
20 we take the check and deposit it into the
21 reserve, then it gets locked to an
22 emergency situation that we need to pull it
23 out. So since we're this year budgeting it

**Farrwood Phase II annual meeting
March 12, 2013**

Page 10

1 at a lower number and taking that money and
2 putting it towards the parking lots
3 instead, the reason is the operating
4 expenses is actually going to the reserve
5 so that way it's not getting locked down.

6 SPEAKER: Thank you.

7 MR. IVANOV: Mr. MacMillan?

8 Attorney MacMillan is present.

9 Is there any information in the
10 master deed regarding 20 percent?

11 MR. MACMILLAN: I will raise my hand
12 and give you --

13 MR. IVANOV: Thank you.

14 MR. LARIVIERE: Marie, you had a
15 question?

16 SPEAKER: I don't think it's a good
17 idea to reduce it to 12,000, you know. I
18 mean, a previous Board already took 150,000
19 and invested it with Smith Barney. We
20 didn't get a 66 and two-third vote of the
21 unit owners to do that. I would like to
22 know what is going on with that. Because
23 that should not have been touched unless

**Farrwood Phase II annual meeting
March 12, 2013**

Page 11

1 there was a special meeting called of the
2 unit owners for that specific reason and
3 now you want to cut back on what is going
4 into reserves.

5 I am not happy with that. I think
6 you should just leave it at 20,000. If
7 there's an emergency, you can take it out.
8 Asphalt is a major, major repair. It's
9 like the roofs. The roofs were a major
10 repair. We borrowed the money.

11 You know, we collect a lot of money
12 on an annual basis and I think to cut back
13 to 12,000 a year into the reserve, I think
14 that's a big, big mistake. We've always
15 put 20,000 in, and I think it should remain
16 that way.

17 MR. LARIVIERE: Okay.

18 MR. IVANOV: Unit number and name?

19 SPEAKER: 67, dear.

20 MR. IVANOV: Marie Griffin.

21 MR. LARIVIERE: So when we go
22 through the discussion and then we can kind
23 of put --

**Farrwood Phase II annual meeting
March 12, 2013**

Page 12

1 MR. IVANOV: If I may just reply to
2 that?

3 MR. LARIVIERE: Yes.

4 MR. IVANOV: As far as moving the
5 money to Smith Barney, it's not an
6 expenditure. The monies are still in the
7 reserve account so --

8 SPEAKER: But it can fluctuate,
9 Areadiy.

10 MR. IVANOV: Yes. And obviously it
11 can fluctuate and the reserve invested in
12 the bank can also be lost because bank goes
13 down, so it fluctuates.

14 So far it fluctuated only upwards,
15 right?

16 MR. LARIVIERE: Yes.

17 SPEAKER: Doesn't mean it's going to
18 stay that way. I mean, the market took a
19 nose-dive in '78 and the early '90s. And,
20 I mean, I specifically talked to --

21 MR. IVANOV: And that particular
22 fund has not lost money in those
23 fluctuations below.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 13

1 SPEAKER: Aready, you can't
2 guarantee us 100 percent that that is not
3 going to happen. My point is that money
4 does not belong to the Board. That money
5 belongs to every single unit owner. And
6 the purpose of the Board was to protect our
7 reserve, and that is not 100 percent
8 protection.

9 MR. IVANOV: Nothing is 100 percent
10 protection.

11 SPEAKER: Well, if it's in a CD in a
12 certain amount or in bonds in a certain
13 amount, that is a heck of a lot safer.

14 MR. CAMPBELL: Jon Campbell of the
15 Board.

16 I mean, you had expressed your
17 concerns to some of us previously and we
18 issued a letter that addressed it. Even
19 though people may not agree with it, we are
20 authorized to manage the funds as the Board
21 sees fit and we also have a continual
22 monitoring. If the conditions change, we
23 can remove those funds at any time within

**Farrwood Phase II annual meeting
March 12, 2013**

Page 14

1 24 hours notice.

2 So there is an acceptable -- I think
3 a very good issue of security involved here
4 that if the conditions change we are not
5 locked into those investment funds. We can
6 put it back in the bank tomorrow.

7 MR. IVANOV: Additionally, you
8 mentioned bonds. Most of that portfolio is
9 bonds, and most of the portfolio is
10 government bonds.

11 SPEAKER: Some of them are risky
12 ones.

13 MR. IVANOV: Yes, about 10 percent
14 of them.

15 MR. LARIVIERE: BJ?

16 SPEAKER: Twofold. Didn't we have a
17 Smith Barney investment of some kind,
18 Marie, way back in the '90s under the
19 treasurer of Ruth?

20 SPEAKER: Yes, we did. I think it
21 was a CD of some kind.

22 MR. IVANOV: No, it was Money
23 Market.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 15

1 SPEAKER: Money Market.

2 SPEAKER: That's what it was. Then
3 the second thing is, Jon, you were just
4 talking about managing or actively
5 managing. Is there a stock gap somewhere
6 in there so that when that bond portfolio
7 starts to drop it's pegged and they
8 evacuate?

9 MR. CAMPBELL: We don't have an
10 automatic -- if you're talking about an
11 automatic computer kick in type thing, no.
12 We have regular communication with the
13 broker. We get regular reports on month to
14 month status of the account. And if it
15 goes, like, to a point where it's
16 approaching zero return or something, like
17 I said, 24 hours. We can call them up and
18 say, "Take it out. We are going to
19 transfer it to this."

20 SPEAKER: So some one of you is
21 watching that?

22 MR. CAMPBELL: The treasurer gets
23 the reports, and I think it also goes

**Farrwood Phase II annual meeting
March 12, 2013**

Page 16

1 through Elaine's office. I'm not sure
2 specific the way the reports come to.

3 SPEAKER: But there's a 30 day
4 delay, isn't there, on the reports?

5 SPEAKER: We are a month behind when
6 we get them.

7 SPEAKER: That is what I am saying.

8 MR. CAMPBELL: It's a 30 day mail in
9 every month, so I mean -- but we can call
10 them up and ask them what is the status of
11 this today.

12 SPEAKER: So, Areadiy, are you
13 watching it so when the market starts so
14 you get a response?

15 MR. IVANOV: I am watching the
16 market. So if there is a panic, we will
17 obviously --

18 SPEAKER: That is why I am asking
19 you. I know you are watching the market.

20 MR. IVANOV: Right. If there is a
21 panic, which is obvious, we will obviously
22 react. We won't wait for 30 days for a
23 report. But, otherwise, market has been

**Farrwood Phase II annual meeting
March 12, 2013**

Page 17

1 doing great and the portfolio is
2 conservative and it's mostly bond.

3 SPEAKER: Thank you.

4 MR. IVANOV: Yes, please, Attorney
5 MacMillan.

6 MR. MACMILLAN: So the bylaws
7 indicate that the amount of contribution on
8 an annual basis is determined at this
9 meeting. It's not a fixed amount.

10 MR. IVANOV: Thank you.

11 MR. LARIVIERE: Are there any other
12 questions on the budget?

13 Yes.

14 SPEAKER: Anthony Barbagel, number
15 120.

16 Just regarding repaving of the
17 parking lots, does that include the
18 entranceway or the, you know, Farrwood
19 Drive itself? Because that road is a
20 complete mess.

21 MR. LARIVIERE: We don't own that so
22 that doesn't include anything on that road.

23 MR. IVANOV: To put it briefly,

**Farrwood Phase II annual meeting
March 12, 2013**

Page 18

1 there is a long story. All six
2 associations around that road don't own
3 that road. They have an easement for
4 access. The people who own that road were
5 essentially obligated to repair that road
6 as they were continuing to build
7 condominiums in that area. They have not
8 started building them so the road is not
9 being repaired at all.

10 SPEAKER: You said they have not
11 stopped building?

12 MR. IVANOV: They have not started
13 building again. There is a prerequisite
14 put by city that if they want to get
15 approval for additional units, they have to
16 maintain and repair the road so that the
17 people can actually come in and the road
18 should handle increased traffic. They are
19 not building additional units; therefore,
20 the road is not being repaired and there is
21 no way to force them.

22 MR. CAMPBELL: As a corollary for
23 what it's worth, my wife had happened to

**Farrwood Phase II annual meeting
March 12, 2013**

Page 19

1 run into the mayor a couple of months ago
2 and he said this is the number one issue
3 that he keeps hearing about for Haverhill
4 and I would suggest keep calling the
5 mayor's office. Mr. Wienstein owns the
6 road. He's essentially refusing to do
7 anything on it and just keep the pressure
8 on him.

9 SPEAKER: I know if I were looking
10 to buy a condo and if I drove up that road
11 to look at the condo I'd turn the car
12 around and drive right out. There is no
13 way I would just --

14 MR. LARIVIERE: Probably that and
15 the real estate. That's the chief
16 complaint that has been here for six years
17 since I have been in here. And sounds like
18 from over the past six years, there has
19 been a complaint for just about as long as
20 the condominium has been here.

21 So, yes, we only, you know, stand up
22 at city meetings, talk to city people and
23 say, hey, look, you have to put pressure.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 20

1 You have to do this. You have to help us
2 out because it's beating our cars and
3 lowering our values.

4 Any other questions?

5 Yes.

6 SPEAKER: This is kind of a little
7 off topic but Allison Colby Campbell at
8 112.

9 The money from the legal issues, can
10 that be put back into this budget and can
11 that be part of the reserve; how does that
12 work or do you only count that in hand?

13 MR. CAMPBELL: That came up in the
14 last meeting. You weren't there, but that
15 can go back into the operating. It's money
16 that belongs to the condo association in
17 terms of the paving, and at least initially
18 we are talking about putting that amount
19 into the paving fund as well. I think it's
20 \$18,000.

21 MR. IVANOV: Unfortunately, we
22 cannot budget it because we don't have that
23 and we don't know when we will have it.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 21

1 But if the money will come in there, they
2 will come in operating before the next year
3 and then we are going to use them for the
4 road.

5 SPEAKER: The second question I have
6 on the paving and we still have an
7 outstanding loan for the roofs and that
8 is -- what is that, Brookline? So that
9 goes through until October of 2017.

10 There is, I think the original hope
11 would be that we could hold out on the
12 parking lots, which is an exceptional large
13 amount, until you paid off one loan and
14 that does not look like that's going to be
15 a possibility.

16 Is that what you are indicating
17 here?

18 MR. IVANOV: We hope that it would
19 be a possibility. But at this point in
20 time, we would be spending about \$15,000 a
21 year to patch and those patches would just
22 come out every winter. So we could
23 accelerate loan repayment, but we are

**Farrwood Phase II annual meeting
March 12, 2013**

Page 22

1 paying relatively low percentage. We
2 refixed it at 4.5 for the remainder.

3 SPEAKER: 4.25.

4 MR. LARIVIERE: Any other questions
5 or comments on the budget?

6 Maria, Marie, do you --

7 SPEAKER: One more. I'm sorry.

8 Allison 112.

9 Snow repair, snow whatever it is.

10 MR. LARIVIERE: Snow is horrible.
11 We don't like it, and we all want to move
12 to Florida.

13 SPEAKER: Thank you.

14 The question I have is: Are we
15 putting more in, less in; where are we
16 coming in with the snow and how has it been
17 this year?

18 We didn't have a lot of snow. But
19 when we had it, we had a lot. So we are
20 looking -- we had 30,000. We have used up
21 26,000 in 11 months. Next year you are
22 assuming that the same amount will --

23 MR. LARIVIERE: What we did was we

**Farrwood Phase II annual meeting
March 12, 2013**

Page 23

1 had a contract with this particular
2 contractor last year. Because it didn't
3 snow, we asked him for a bit of a discount
4 and so he gave us a bit of a discount this
5 year. We also are going to have him for
6 next year so we already know what the
7 contract price is going to be for next
8 year.

9 SPEAKER: So you contracted with him
10 for multiple years already?

11 MR. LARIVIERE: Yes.

12 SPEAKER: Blare Payne, 111.
13 That price is good whether we get
14 three inches of snow or 50-inches of snow?

15 MR. LARIVIERE: Up to 70-inches of
16 snow.

17 SPEAKER: 115 Farrwood Drive.

18 It's been wonderful even though my
19 parking I have an elderly man, handicap
20 man. That was really hard for me just to
21 back up my car and get out when another car
22 was coming in the front. This time has
23 been a messy cleanup this time. The last

**Farrwood Phase II annual meeting
March 12, 2013**

Page 24

1 time was wonderful but this time --

2 MR. LARIVIERE: This last storm?

3 SPEAKER: Yes.

4 MR. LARIVIERE: The general
5 consensus is that he had dropped the ball
6 on this last storm.

7 SPEAKER: Big time. I looked at my
8 car.

9 MR. LARIVIERE: BJ?

10 SPEAKER: I didn't know whether
11 unintentionally he dropped us and went out
12 to other clients because at 7:15 he came by
13 and there was 6 inches of snow. And if he
14 didn't back it up to 3 feet behind our cars
15 on the top block, we could have driven out.

16 But I can only guess that where the
17 meteorologists are ignoring the European
18 model, if they waited too late, 12 inches
19 versus 24 or 36 is pretty significantly
20 different and the storm was supposed to end
21 at nine a.m. and it continued to three in
22 Boston, so I don't know. I'm guessing
23 somehow --

**Farrwood Phase II annual meeting
March 12, 2013**

Page 25

1 But the other point, I did notice
2 when I came in late Friday night and
3 Saturday our fire hydrants were not
4 shoveled out. The only one that was
5 shoveled was the one down at Phase 1. All
6 of them on Farrwood were not shoveled out
7 at all.

8 MR. LARIVIERE: On Farrwood Drive
9 itself?

10 SPEAKER: Farrwood and Heritage.

11 MR. CAMPBELL: With all due respect,
12 and I'm not saying we can't talk about this
13 but right now we are supposed to be dealing
14 with the budget, discussion about the
15 budget so I would like to get back to that,
16 if we can. We can talk about the snow and
17 everything later on in general questions
18 and answers.

19 SPEAKER: I just hope he gets
20 notified that he should be shoveling the
21 fire hydrants also.

22 MR. IVANOV: He has been notified.

23 MR. LARIVIERE: Any more?

**Farrwood Phase II annual meeting
March 12, 2013**

Page 26

1 SPEAKER: About the snow I do, but
2 he wants to go back to the budget. I
3 thought we were done with the budget.

4 MR. LARIVIERE: We are not done with
5 the budget.

6 SPEAKER: If you don't want to hear
7 about the snow, I'll wait. I'll hold on.

8 MR. CAMPBELL: We all know the --

9 SPEAKER: I have specific comments.

10 MR. CAMPBELL: That's fine. Go
11 ahead.

12 SPEAKER: No. You want to go with
13 the budget. Go ahead.

14 MR. CAMPBELL: I am just saying
15 there's a place for general questions and
16 answering and bring up anything later on.
17 Let's get the budget out of the way and go
18 on with it.

19 MR. LARIVIERE: Is there any more
20 questions or comments on the budget?

21 Okay. So let's vote on the budget.

22 MR. IVANOV: Unit 138.

23 I move to approve the budget as

**Farrwood Phase II annual meeting
March 12, 2013**

Page 27

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

presented.

SPEAKER: I second, Unit 54. I

second.

MR. LARIVIERE: All those in favor

say I?

MR. IVANOV: I.

SPEAKER: I.

SPEAKER: I.

SPEAKER: I.

SPEAKER: I.

MR. LARIVIERE: All those opposed?

The budget passes.

Okay, brief discussion about activities. Basically the last storm everyone didn't like the plowing. We have done -- as you see, we were able to refinance the loan, get a lower rate to help us out a little bit.

As always, we have done our general maintenance around the units. That includes cutting the trees, trim some of the hemlocks. Some of the hemlocks down by Building A had an infestation so those got

**Farrwood Phase II annual meeting
March 12, 2013**

Page 28

1 sprayed. Some of them washed the upper
2 portions of the buildings, the aluminum,
3 which actually helped the buildings out
4 quite a bit and got all the mold and mildew
5 off. Pretty much have to read through
6 this. We had some new gutters, some other
7 gutters replaced, televisions.

8 Since I have everyone's attention,
9 the problem is since you guys are here and
10 you guys are thoughtful to kind of yell at
11 you and say, "Don't leave your televisions
12 out," because we have to pay to remove
13 them. It won't help but don't leave your
14 televisions out on the street because we
15 have to pay to remove them, so please don't
16 leave them out there.

17 MR. CAMPBELL: Or in the middle of
18 the yard.

19 MR. LARIVIERE: Or in the middle of
20 the yard. We also did -- we went through a
21 bunch of the sewer lines and cleaned those
22 out because they had not been cleaned out
23 in quite a while. So that was one of the

**Farrwood Phase II annual meeting
March 12, 2013**

Page 29

1 big things that we did this year to get
2 through kind of all the buildings, get them
3 all cleaned out, get them all located so
4 they knew where they are and get them all
5 basically power washed out so then that way
6 they are free and clear. So hopefully,
7 knock on wood, we won't have any problems
8 down the line.

9 MR. CAMPBELL: The stairs
10 behind Unit 97.

11 MR. LARIVIERE: Yes. We added
12 stairs behind Unit 97.

13 Any other kinds of questions or
14 comments on stuff that we did throughout
15 the year? This is kind of a quiet year.

16 BJ?

17 SPEAKER: Todd, not to be
18 tongue-in-cheek, but in all honesty in
19 terms of dumping, do you want to get rid of
20 TVs going forward just prop them by the
21 sign? Because I have caught dumping on our
22 property on three different occasions, one
23 of which was a tire and a rim. So after it

**Farrwood Phase II annual meeting
March 12, 2013**

Page 30

1 sat there for several days, I propped it on
2 Farrwood so someone driving by 125 would
3 take it. They took it.

4 But what concerned me more
5 importantly was twice on two different
6 nights somebody dumped boxes, very tall
7 boxes that were full of shingles with nails
8 in them. And I called the police and they
9 went down and I think they took one box,
10 one load and this came back again. So
11 somebody was dumping on our corner
12 shingles.

13 MR. LARIVIERE: On 125 corner or by
14 Heritage Hill?

15 SPEAKER: Farrwood, Farrwood right
16 over the border, so some contractor was
17 dumping it. But I told the police that on
18 the assumption these shingles were not bug
19 infested, someone could be burning them but
20 they had four nails in them. They were
21 boxes the size of the quantity of this
22 table, this tall. They came at like nine
23 at night.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 31

1 MR. IVANOV: BJ, was it on our
2 property?

3 SPEAKER: Yes, right near where
4 the -- what do you call it? I know most
5 people don't pay attention to these things,
6 but I sit in a car. So when I go to turn
7 the corner, I have boxes in my face.

8 MR. IVANOV: Just to make it a
9 little shorter, it's trespassing. You can
10 call the police obviously, but we can't
11 police the property unfortunately.

12 SPEAKER: I'm not asking you to. I
13 am just letting you know that we have had
14 dumping, large quantities and I've called
15 the police and it's been removed twice.

16 MR. IVANOV: Thank you so much.

17 SPEAKER: We have had furniture and
18 everything else dumped there, mattresses
19 and anything else you want to.

20 MR. LARIVIERE: There is a question.

21 SPEAKER: Thank you for putting the
22 stairs there but you can't really use them
23 because of the way the ground slopes to

**Farrwood Phase II annual meeting
March 12, 2013**

Page 32

1 them. You are actually running to get to
2 the stairs.

3 MR. LARIVIERE: So it needs to be
4 regraded a little bit more?

5 SPEAKER: They need to grade it so
6 you can walk to it.

7 MR. IVANOV: Elaine?

8 MS. ROMANO: So getting up to the
9 top is too high, Diana?

10 MR. IVANOV: Elaine Romano.

11 SPEAKER: Well, yes, it actually
12 goes like this. I mean, all you have is
13 just the stairs there and it's just dirt to
14 the stairs, so you really can't walk to the
15 stairs.

16 MR. CAMPBELL: They had put grass
17 in. Did the grass not go all the way to
18 the stairs?

19 SPEAKER: There is no grass there.

20 MR. IVANOV: There's no grass right
21 now unfortunately.

22 SPEAKER: When they first did it,
23 there was no grass.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 33

1 MR. CAMPBELL: Right. But we had to
2 come back and put an area of sod.

3 SPEAKER: They put it down but it's
4 so slippery.

5 SPEAKER: It's the angle you mean,
6 the degree of the angle, right?

7 SPEAKER: It slopes down and it's
8 dangerous.

9 MR. LARIVIERE: Any other questions,
10 comments on things that have happened
11 throughout the year?

12 MR. IVANOV: Yes.

13 SPEAKER: Now I want to talk about
14 snow. Debra Harvey, 103.

15 I want to go on record because I
16 talked to Elaine Romano tonight and she
17 wasn't aware of the problems we are having
18 with the snow removal. I have spoken with
19 Todd before.

20 First time right before New Years, I
21 guess three feet of my parking space was
22 not plowed, three feet, so I shoveled. He
23 helped me too. I had a fever. I was

**Farrwood Phase II annual meeting
March 12, 2013**

Page 34

1 pissed off, so I did go talk to the guy.
2 The next time he did plow, okay, all right.
3 Then when we get the big storm, and they
4 have that tractor thing. I just stood out
5 and waited and I said, "You clean this up,
6 Buddy." And he did but I had to stand
7 there and wait.

8 So the last storm I was at work. So
9 I come home, and I go up that hill.
10 There's cars parked on both sides so I went
11 up and parked and waited. There's two feet
12 of my spot not plowed once again.

13 Now, Building C and D are very
14 tight, especially in the middle. There's
15 sticks there to mark it. They never go to
16 the sticks in my area. I don't know why.
17 Where I park I have got a car parked on a
18 slant near me and I have my tight spot and
19 I have an SUV on the other side, okay. I
20 have to be able to pull in or the people on
21 the other side backing up will hit me,
22 okay.

23 So there was two feet of snow there.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 35

1 Once again I said, "F them. I'm not going
2 to shovel." So I parked my car two feet
3 sticking out. I didn't back in because the
4 pipes would have been blocked, you know.
5 So I was sticking out for two feet. I
6 mean, it finally melted today because it's
7 warm but that is not the point.

8 There is a consistent problem with
9 the plowing, and somebody needs to talk to
10 the contractor. I want it on record for
11 Building C and D, especially in the middle.
12 If he does not plow right up to those
13 sticks, right up to the grass line, there
14 is no room to park.

15 A second problem I noticed -- I
16 don't know if you saw the UPS gentleman
17 Friday. But there were cars on both sides
18 of, I guess it's Heritage Hill and he was
19 stuck because he was afraid if he went down
20 the hill he would take out all the cars on
21 both sides. He was pissed. He kept
22 revving up his vehicle to get up. It took
23 him, I don't know, 10 or 15 minutes. I am

**Farrwood Phase II annual meeting
March 12, 2013**

Page 36

1 sure the transmission is gone on that UPS
2 truck and he backed out and right there it
3 was such a mess.

4 If we needed a firetruck brought in
5 or an ambulance, forget plowing out the
6 hydrants, everyone, because they would not
7 have had a chance to get through, so
8 something will happen. If there is an
9 emergency, something like that, someone is
10 going to end up losing a life or something.
11 It's ridiculous.

12 So I don't know if we need to start
13 having people park on both sides of the
14 street. Because as a result of that too,
15 that street never gets plowed very well and
16 parts of Farrwood Drive because there's
17 cars all over. But that was really a
18 dangerous situation. And if you need, you
19 know, the guy from UPS will tell you that
20 that was absolutely deplorable. It's
21 disgusting.

22 MR. LARIVIERE: So there is a --
23 unfortunately, you're preaching to the

**Farrwood Phase II annual meeting
March 12, 2013**

Page 37

1 quire because --

2 SPEAKER: I want to be on record
3 though, absolutely.

4 MR. LARIVIERE: I thank you for
5 doing that. But since I am teaching now, I
6 will pose it to the class. What are the
7 rules for moving your vehicles; when do you
8 move your vehicles?

9 SPEAKER: When they toot the horn.

10 MR. LARIVIERE: When the horn toots
11 or blows, whatever you want to call it.
12 The people are moving their vehicles and
13 parking them and then they disappear and
14 it's like we don't know who owns the
15 vehicle. We don't know where they are.

16 SPEAKER: I understand that.

17 MR. LARIVIERE: It just --

18 SPEAKER: I think we need to have no
19 parking on one of those sides.

20 MR. LARIVIERE: Well, technically,
21 there is no parking on one of those sides
22 because we put parking on one side, so it's
23 two lanes plus parking on one side.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 38

1 SPEAKER: I don't see any no parking
2 signs posted. You know what I mean? I
3 don't, and I thought it was ridiculous when
4 those --

5 MR. LARIVIERE: Even where there is
6 no parking signs, people are going to park
7 during a snowstorm. But, yes, it is a
8 frustration.

9 SPEAKER: That's dangerous.

10 MR. LARIVIERE: Are you completed?

11 SPEAKER: I'm done.

12 MR. LARIVIERE: BJ?

13 SPEAKER: Unit 114, Barbara Stavis.

14 To follow-up on her comment, what I
15 would suggest is no parking signs that have
16 snow emergency removal lane, which because
17 historically during some of the worst
18 storms, we have had to have firetrucks come
19 up the hill into our lot. And if the width
20 of that road is not wide enough for a
21 firetruck or a box ambulance, that is a
22 serious, serious problem.

23 SPEAKER: Yes, it is.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 39

1 SPEAKER: And even on Farrwood
2 Drive, which we have been able to manage
3 because the fire truck can't get out of our
4 place easily depending on how they park on
5 Farrwood Drive, so I would truly suggest on
6 the side where you don't have the white
7 lines --

8 MR. LARIVIERE: Put in some signs.

9 SPEAKER: That you put in a couple
10 of those signs that have the proper
11 language that say "no parking" and include,
12 like, snow ordinance removal or whatever
13 the heck it is and just leave them up there
14 12 months out of the year.

15 And then, unfortunately, although we
16 might want to suggest or point this out to
17 other car owners, you run the risk of
18 someone who is your neighbor completely
19 turning on you over something simple. But
20 if a sign is up there, at least you can tap
21 them and say excuse me because the fire
22 truck has to get up the hill.

23 MS. POORE: Theresa Poore, 79.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 40

1 I think what part of the problem is
2 and I came home on Friday at about two
3 o'clock and my parking lot was completely
4 empty and there was absolutely no plow in
5 sight. There was a plow over in Phase 1,
6 but our plow driver was nowhere to be
7 found.

8 MR. LARIVIERE: In this last storm.

9 MS. POORE: This last storm. So I
10 called up PMA at ten past two and, again,
11 Farrwood Drive was completely filled with
12 cars down to the end and our plow driver
13 didn't get there until three o'clock. So,
14 I mean, cars had moved a good hour before
15 he even got there.

16 So I think what part of the problem
17 is is that people are hearing the horn from
18 Phase 1 and thinking it's our guy. I did
19 just ask if we could have him come to our
20 next meeting so that we can discuss these
21 issues with him and hopefully get some of
22 them cleared up because I think there are a
23 lot of issues.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 41

1 Hopefully Friday was our last storm,
2 but we all know we live in New England. We
3 did have an April Fool's day storm. We
4 also have him next year, so there are a lot
5 of issues. I will type up the issues that
6 I know of. If people want to e-mail me and
7 we will have them from the minutes so, you
8 know, I am more than happy to address the
9 issues with him and that would be opening
10 up a can of worms.

11 MR. LARIVIERE: Yes.

12 SPEAKER: Unit 131.

13 You said what she said. You're
14 saying you want us to sit around and wait.
15 That guy didn't come for six hours after
16 the storm. I'm not sitting around for six
17 hours. I've got to shovel myself out and
18 go. When he came at five o'clock at night,
19 it stopped snowing before noon that day.

20 I've got to get to work at five, and
21 he's beeping the horn. I'm not rushing in
22 the shower. I'm getting ready for work.
23 I've got shit I have to do. He doesn't

**Farrwood Phase II annual meeting
March 12, 2013**

Page 42

1 have equipment dedicated to that area.

2 If he's too spread out around town,
3 you have to find somebody else because that
4 backhoe in front was at a different site,
5 so he is not -- if he's not dedicated to
6 us, find someone smaller that can be
7 dedicated solely to us so he isn't spread
8 out so big.

9 MR. LARIVIERE: Yes.

10 SPEAKER: Marie Griffin, Unit 67.

11 I did not hear a truck or see a
12 truck. I mean, from my bedroom window, I
13 can see the buildings out back. I did not
14 see a snowplow in any of our parking lots,
15 including down by A and B from -- I was
16 nice.

17 I called PMA and I forgot who I
18 spoke with. I said, "To my knowledge, he
19 hasn't been here since at least ten
20 o'clock." And she said, the girl said --
21 she was very polite. And I said, "You know
22 what is going on. That is a long time."

23 This gentleman is absolutely right.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 43

1 We can't have somebody -- there is four
2 huge parking lots plus the road of Heritage
3 Hill. They can't just go and go do a job
4 someplace else, you know. If it snows and
5 I think we got about 18 inches of snow.

6 MR. LARIVIERE: I know from last
7 year he did have a guy that was just doing
8 our lots, because I had talked to him a
9 couple of times. I am not sure what
10 happened this year, if he took out a couple
11 of extra contracts and stretched himself
12 out.

13 SPEAKER: I am afraid of that. One
14 snowstorm this year he had two trucks up
15 there. When you have over a foot of snow,
16 I really think two trucks should be up
17 there. Supposedly Mooskey -- I might not
18 be pronouncing it correctly -- they have a
19 whole bunch of trucks. I mean, that's a
20 big business.

21 MR. LARIVIERE: Yes.

22 SPEAKER: And to have somebody gone
23 for five and a half hours, that is not

**Farrwood Phase II annual meeting
March 12, 2013**

Page 44

1 fair. It's just not fair, you know. Some
2 people work days and some people work 3 to
3 11, some people work 7 to 11.

4 SPEAKER: And the shoveling, they
5 don't come.

6 MR. LARIVIERE: Just so you know,
7 this contract that we gave him, we went
8 over the shoveling very specifically.
9 There is very specific things in the
10 contract about the shoveling.

11 SPEAKER: I will be glad to remind
12 him on a few things in our area. I will be
13 glad to talk to him.

14 MR. LARIVIERE: There is a question
15 behind you.

16 SPEAKER: Diane Martin, 97.
17 Can we change the methodology that
18 they do first for plowing? I mean, do we
19 have to clear the whole parking lot? Can't
20 we just clear one side of it? That would
21 alleviate half the cars at one time.

22 MR. IVANOV: Aready, Unit 138.

23 No, it doesn't work. Because the

**Farrwood Phase II annual meeting
March 12, 2013**

Page 45

1 plow has to accelerate to push the snow.
2 And if there are cars, they can't
3 accelerate. They sometimes swerve severely
4 because unless they have chains on and
5 they're pushing a lot of snow in front,
6 they can just start spinning.

7 It's very dangerous to have cars
8 right there in the parking lots and there
9 are people will be trying to pass them
10 while he is pushing. It's not a good idea.

11 SPEAKER: It's just because of the
12 amount of cars it makes it very difficult
13 because people are moving before they get
14 to their lots.

15 MR. IVANOV: Absolute. But the
16 problem is not that much the amount of
17 cars. The amount of cars and available
18 space is it's not great, but we can fit.
19 The problem is that a lot of people move
20 out whenever they get up or if a person
21 leaves parking lot for work, it's awesome.

22 But sometimes people stay home.
23 They move the car the first thing they get

**Farrwood Phase II annual meeting
March 12, 2013**

Page 46

1 up and they just leave it there until it's
2 dark out and that the car is now there and
3 whoever needs to move out has no space to
4 move out, so they try to move out to other
5 parking lot.

6 And then we have jams and we have
7 people stuck at Heritage and we have people
8 who can't accelerate because there isn't
9 enough space on Heritage to get up the hill
10 to E, F, G or elsewhere, so it's a mess,
11 and largely because people do not follow
12 the procedure, which has been there and
13 mailed every year.

14 MR. LARIVIERE: Erik?

15 SPEAKER: Yes. Can we get him to
16 plow a little bit closer? There was a good
17 five or six feet from the end of my bumper
18 out to the middle of the road.

19 MR. IVANOV: Unit and name?

20 SPEAKER: Sorry, Erik Nguyen, 54.

21 There was a good five or six feet of
22 snow on both sides of our lot, you know.
23 And so I had to shovel two cars out and

**Farrwood Phase II annual meeting
March 12, 2013**

Page 47

1 then I went and helped other neighbors too.
2 I had other people helping me because there
3 was no way, especially some of the elderly
4 people around here, there is no way they
5 can dig out unless they are Marie.

6 SPEAKER: Do you know how much my
7 back hurts?

8 MR. IVANOV: Please don't speak at
9 once.

10 MR. LARIVIERE: John?

11 SPEAKER: Do we own land right to
12 the 114 on Building C and D; do we own land
13 to the street?

14 SPEAKER: 125.

15 SPEAKER: I'm talking 114, a little
16 strip of land there. Do we own to the
17 street?

18 MR. CAMPBELL: Are you talking about
19 Bradford Street?

20 SPEAKER: Yes.

21 MR. CAMPBELL: That's a cul-de-sac.

22 SPEAKER: By the water tower where
23 that dirt goes down, they have that barrier

**Farrwood Phase II annual meeting
March 12, 2013**

Page 48

1 there. If we own land to the street, we
2 could have an emergency road where there is
3 a barrier set up and it could be used for
4 direct access to one of our lots for snow
5 emergency or ambulance or fire. We're only
6 talking a little piece of land.

7 MR. LARIVIERE: It would be at the
8 end of my parking lot would be that spot.

9 SPEAKER: We own that land.

10 MR. LARIVIERE: Yes, we own to the
11 road.

12 SPEAKER: That's more a possibility
13 that something could be done.

14 SPEAKER: Who could plow that out?

15 SPEAKER: 115, Angela Curran.

16 Back to the snow problem. That
17 problem was huge this year. Another thing
18 that I found very annoying is that I know
19 that they have to clean the parking lot and
20 it's wonderful to have a parking lot so we
21 can have a car. How we get from the house,
22 especially me. I know that everybody has
23 their own problem.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 49

1 I have a husband that is in the
2 middle of the night I have to run to the
3 hospital or I have to do something, if it's
4 not for my wonderful neighbor that he's
5 making a little train for me to go through.
6 So I think that from the condo out there
7 has to be working a little faster at the
8 end of the snow.

9 MR. LARIVIERE: In the contract we
10 specifically stated for emergency
11 situations that, you know, up to 8 inches,
12 when it kind of gets between 8 and 12
13 inches, at that point they need to shovel
14 all the walkways no matter at what point in
15 the middle of the storm so that people have
16 access.

17 SPEAKER: That never happened.

18 MR. LARIVIERE: They didn't in the
19 last one. So, yes, shoveling and pushing
20 back are two concerns.

21 SPEAKER: One other safety concern
22 that I --

23 MR. LARIVIERE: Unit number?

**Farrwood Phase II annual meeting
March 12, 2013**

Page 50

1 SPEAKER: 116, Kathleen Walsh.

2 The road going up to what is our
3 Building E, that sloping hill, by the time
4 the plows were even coming around, if the
5 snow was so packed down -- I mean, after
6 everybody skidding all day long going down
7 there, it was all packed down and cars
8 couldn't get up. People were sliding down
9 trying to get down to their cars.

10 And my neighbor in 117 actually was
11 out there with a shovel clearing the packed
12 down ice off of that hill so that his
13 neighbors could do it safely. So, you
14 know, that was another result of waiting so
15 long to do the plowing.

16 MR. LARIVIERE: Right. Any other
17 questions, comments on things that have
18 happened in the past year?

19 Yes.

20 SPEAKER: Allison Colby Campbell,
21 112.

22 A lot of trees that were taken out
23 in that first storm, are they going to be

**Farrwood Phase II annual meeting
March 12, 2013**

Page 51

1 replaced this year or is that in line?

2 MR. LARIVIERE: Yes. With big
3 towering spruce trees, no. It will be nice
4 small trees, something that will be nice
5 but won't fall on a car and destroy our
6 building.

7 SPEAKER: That's actually a good
8 point. Debra Harvey, 103.

9 That tree that fell near us in front
10 of 100, that was a big tree. So the one in
11 front of our units, is that one going to
12 go? Because when I got home that day, I
13 went and pushed against it. And if I felt
14 any shaking, I was going to run and move my
15 car. I thought about that. I love trees,
16 but I am afraid that one is going to come
17 down.

18 MR. LARIVIERE: We actually got a
19 proposal at one of the last meetings.
20 Before we didn't have quite enough time to
21 kind of hash it all out to take down some
22 of the big spruces in the parking lot for C
23 and D.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 52

1 SPEAKER: I mean, I'd hate to. But
2 then if it hits our building, then there
3 goes the new roof. There goes the siding
4 that is no longer available, you know. I
5 can see it. I mean, the writing is on the
6 wall. When I saw that big tree come up,
7 that was amazing.

8 SPEAKER: Are those the trees near
9 the mailboxes, those ones you are talking
10 about?

11 SPEAKER: In front of our building,
12 number 100 or 99.

13 MR. LARIVIERE: The one that is
14 right in front of the buildings by the
15 parking lot. Those over there are --

16 SPEAKER: Have they thought about
17 those other ones? Because those are huge.
18 If they come down, they are going to take
19 buildings out.

20 MR. LARIVIERE: We haven't, but we
21 can have them put that down on the list for
22 down the road.

23 BJ, I'll get to you.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 53

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

John?

SPEAKER: Barbara Stavis, Unit 114.

On your tree list, the tree in front of 113 needs to have branches trimmed back. It was beating the siding during Sandy. And if you stand on the end and look down, you can see for whatever reason all the other trees were trimmed but the branches on that tree overhanging 113 just needs to be trimmed back so that they don't drop leaves in the gutters and they can't whack the siding. Because, unfortunately, that's northeast and we get hit with Nor'easters and if I had only known that because it's a challenge for my windows.

MR. LARIVIERE: Okay.

SPEAKER: Thank you.

MR. LARIVIERE: John, yes.

SPEAKER: This is just John, 95.

On 125 where it hits Farrwood Drive.

MR. LARIVIERE: Yes.

SPEAKER: There's never a light there or a sign to let you know where the

**Farrwood Phase II annual meeting
March 12, 2013**

Page 54

1 entrance is. If you've lived here long
2 enough, you get to know where it is but you
3 could miss it a lot. When I travel to New
4 Hampshire a lot, somewhere on the back
5 roads it's like an old, old mirror. It's
6 right on a real sharp curve. So if your
7 headlights were on, it would hit it.

8 It's only about that big, something
9 like that where you see it right away and
10 you know that would be your entrance,
11 something to let you know it's there
12 because we don't have anything on the
13 literature.

14 MR. CAMPBELL: Again, that is a
15 situation we don't own the land down there.
16 That's not our property.

17 SPEAKER: Or a reflector or
18 something to be put there.

19 MR. CAMPBELL: We can talk to the
20 city about maybe doing something.

21 SPEAKER: Don't you think it would
22 be a good idea? Because the way it is
23 now --

**Farrwood Phase II annual meeting
March 12, 2013**

Page 55

1 MR. IVANOV: If I may, 138, excuse
2 me. Mr. McDonald, there is -- let me just
3 answer. There is a small sign with
4 reflectors in front of 125. Right now it's
5 gone, because it's been plowed over.

6 SPEAKER: Maybe a little light
7 attached.

8 MR. IVANOV: But just to your point,
9 there is a sign and there was a sign until
10 it was completely buried a few weeks ago.
11 We will put it back, yes.

12 MR. LARIVIERE: Yes.

13 SPEAKER: Allison Colby Campbell,
14 112.

15 Who is responsible for putting that
16 sign back up; is that us?

17 MR. IVANOV: It would be us under
18 the budget of maintaining mowing the grass
19 or something because we have, like, \$1,500
20 for mowing the grass in the entrance and we
21 split it with Phase 1. But the sign was
22 there. We can restore it definitely.

23 I don't know about continuous

**Farrwood Phase II annual meeting
March 12, 2013**

Page 56

1 construction and especially because that's
2 a state road. If you put something which
3 reflects high beams into the passing cars,
4 we might have a problem with the city on
5 that. So it might be a little more
6 complicated than that.

7 SPEAKER: Can you get the other
8 associations to contribute?

9 MR. IVANOV: It's not a question of
10 money. I don't think it's going to be that
11 expensive. We could but it might be
12 problematic legally.

13 MR. LARIVIERE: Anything -- if we
14 were to do any type of sign or anything, we
15 would ask the other associations for
16 assistance.

17 SPEAKER: I'm sure that church is
18 going to have a big sign when they get it
19 completed.

20 SPEAKER: Don't hold your breath.

21 MR. LARIVIERE: Okay. If there are
22 no other comments, I would like to move on
23 to electing the board members. So I guess

**Farrwood Phase II annual meeting
March 12, 2013**

Page 57

1 the first question of the day is: Are
2 there any volunteers to be on the Board?
3 As an FYI, Jon and myself will not be
4 running for the Board this coming year. So
5 now that you know that, are there any
6 volunteers?

7 MR. CAMPBELL: May I first mention
8 for purposes there is a minimum requirement
9 of three people on the Board. That will
10 leave only three people on the Board, so if
11 anyone wishes to --

12 MR. IVANOV: And we don't like four,
13 because there is no way to break a tie.

14 MR. CAMPBELL: Just tell one person
15 not to come to the meeting.

16 MR. LARIVIERE: In all honesty, we
17 have been good as a Board. We are
18 collectively trying to do things for the
19 better of the community, and it's pretty
20 easy to make a good decision on what's good
21 for the community.

22 MR. CAMPBELL: I would encourage
23 people. I mean, he has been doing it for

**Farrwood Phase II annual meeting
March 12, 2013**

Page 58

1 five years. I've done it for four years.
2 I would encourage people to get involved.
3 You can help the association. You can make
4 decisions, and it's a good experience.
5 I've had some health issues. He has some
6 other complications, so please --

7 MR. IVANOV: You can help with the
8 parking problem assuring people.

9 MR. CAMPBELL: You can vote to have
10 your parking lot done first.

11 MR. LARIVIERE: Any volunteers?

12 MS. POORE: Not everybody jump at
13 once.

14 MR. LARIVIERE: So then do you need
15 to make a motion or --

16 MR. IVANOV: Well, Theresa, are you
17 running?

18 MS. POORE: I guess I am.

19 MR. IVANOV: Bonnie?

20 MS. HAYES: I am staying.

21 MR. IVANOV: I can make a motion
22 for --

23 MR. LARIVIERE: You can make a

**Farrwood Phase II annual meeting
March 12, 2013**

Page 59

1 motion.

2 MR. CAMPBELL: I will make a motion
3 that the remaining members, Theresa, Bonnie
4 and Aready be elected for another year on
5 the Board.

6 MR. LARIVIERE: I second.

7 SPEAKER: 115, second.

8 MR. LARIVIERE: All those in favor
9 say I?

10 SPEAKERS: I.

11 MR. LARIVIERE: All those opposed?

12 The motion carries unanimously.

13 Thank you very much. So we have new board
14 members. Well, we have our old board
15 members but a new board for the next coming
16 year. So we don't have 51 percent, because
17 we are a bunch of slackers out there. I
18 hate to say it. My own personal opinion is
19 to toss it out there.

20 I mean, it is our houses. It is our
21 community. This is your moment to come
22 here and be a community and talk about
23 things and discuss things. And if you

**Farrwood Phase II annual meeting
March 12, 2013**

Page 60

1 don't come here to the meeting, then, you
2 know, you can't complain about what is
3 going on.

4 So, again, thank you very much for
5 all of you that took the time to come out
6 tonight. And I urge you to talk to your
7 neighbors and say, hey, look, you know,
8 realistically last year I know it was an
9 hour and a half. Tonight it looks like we
10 are going to do about an hour. It's really
11 not that much of your time.

12 MR. IVANOV: Once a year.

13 MR. LARIVIERE: Yes, once a year.

14 SPEAKER: Marie, Unit 67.

15 Could I ask one question?

16 MR. LARIVIERE: Most certainly.

17 SPEAKER: You said it would take
18 250,000 to do all the parking lots.

19 MR. CAMPBELL: Ballpark figure.

20 MR. IVANOV: It's a ballpark
21 according to the reserve study done in
22 2008.

23 SPEAKER: When do you anticipate --

**Farrwood Phase II annual meeting
March 12, 2013**

Page 61

1 how are we going to get that amount of
2 money? That is what I am thinking.

3 SPEAKER: You don't do them all at
4 once. You do one a year for four years or
5 something like that.

6 SPEAKER: Well, that's reasonable.

7 MR. IVANOV: That is what --

8 SPEAKER: I was just checking on
9 that because, you know, we did all the
10 roofs at once and that was a costly expense
11 and it makes more sense to do one every
12 year.

13 MR. LARIVIERE: And in terms of the
14 roofs, it was water falling on peoples'
15 heads. We want to -- you know, we can kind
16 of live with a little bit of a dirt road.

17 SPEAKER: I have a question with the
18 garbage situation.

19 MR. LARIVIERE: Your unit number.

20 SPEAKER: Anthony, Unit 120.

21 The garbage situation I think is
22 absolutely a mess. People putting their
23 trash out front and then when the wind

**Farrwood Phase II annual meeting
March 12, 2013**

Page 62

1 blows it's everywhere. What was wrong with
2 having -- we used to have a, what is it
3 called, a dumpster, you know, in the
4 corner. Everyone brought it. It was nice
5 and clean.

6 Again, if I am coming to buy a house
7 and it's a Wednesday and it's trash day,
8 I'd turn the car right around. It's a
9 complete mess.

10 MR. LARIVIERE: When I arrived the
11 dumpsters had already left. And at one of
12 these meetings, basically people were
13 saying we are paying taxes to the city to
14 pick up our garbage while we also pay a
15 condo fee line item for the dumpster as
16 well, so that is the reason why we have
17 garbage, the pickup that we have.

18 SPEAKER: Well, there's maybe a cost
19 associated with it but it may be worth it.

20 Does no one else think there's a
21 problem with it?

22 SPEAKER: I agree.

23 SPEAKER: I think it was quite a bit

**Farrwood Phase II annual meeting
March 12, 2013**

Page 63

1 of money to have trash picked up, I
2 believe.

3 MR. LARIVIERE: Yes.

4 SPEAKER: 115.

5 The money wasn't involved. It was
6 the mess of rats with that mess there when
7 that dumpster was there. That was a big
8 thing.

9 MR. LARIVIERE: BJ?

10 SPEAKER: 114, Barbara Stavis.

11 Historically, unfortunately, we had
12 an arson for three years before you guys
13 came and they were burning all of our
14 dumpsters. The other thing is the units
15 directly across from it, it impacts their
16 living room view. So while it may clean up
17 certain areas further away --

18 Like, Anthony, when you go down the
19 other end, that garbage dumpster in front
20 of the other units, it drives down their
21 value as well as there was a lot of
22 problems with people dumping whatever they
23 wanted to dump.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 64

1 They would have the unit renovated
2 and they would haul it from down C, D, haul
3 it up and dump it into the dumpsters, so
4 that became a huge issue and so at least
5 there is a little bit more responsibility
6 with the trash. But maybe the problem
7 Anthony is talking about has to do with the
8 recycling when the wind picks up.

9 MR. IVANOV: 138.

10 Maybe to find some sort of
11 compromise, what is the city's policy on
12 actually having trash barrels brought out
13 on the trash day? Can they lift them and
14 tip them or they might require them to be
15 in bags so one person can handle it?

16 MR. LARIVIERE: I do not know that
17 answer to that question. But on that note,
18 if we were -- if the Board was to institute
19 a policy of everything and recycling being
20 in a barrel with a lid, would people be
21 opposed to that?

22 SPEAKER: Yes. Because you'd have
23 to drag it around from the back.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 65

1 SPEAKER: You'd get home and you'd
2 be picking up your neighbors' barrels
3 because they are not home. The wind blew
4 them. You can't pull in the parking space.
5 There are barrels all around. It's already
6 happened.

7 MR. LARIVIERE: Yes.

8 SPEAKER: 98.

9 And the other issue for us is that
10 we don't have good access down to the area
11 where we would keep a barrel like that
12 because the slope of the existing stairs is
13 too steep.

14 MR. IVANOV: Which unit are you?

15 SPEAKER: 98.

16 SPEAKER: Marie Griffin, 67.

17 The other thing is the trashmen just
18 throw the barrels. They don't put a cover
19 on them. And if you had metal barrels,
20 they'd be throwing those. I retrieved some
21 of my neighbors' barrels and take them up
22 the walkway and put them outside the front
23 door.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 66

1 MR. LARIVIERE: I've seen them park
2 the truck in the middle of the parking lot
3 and throw the garbage from a long distance.

4 Yes.

5 SPEAKER: Number 49, Sylvia Nice.

6 I have been here a long time now,
7 and that system that you had before with
8 the dumpster was a horror. Everybody
9 dumped everything. They left their baskets
10 and barrels and everything out there and
11 then brought out stuff there. It was
12 horrible, really.

13 And ever since the city has taken
14 over picking up our stuff, I think our
15 grounds have been much neater, much, much
16 neater. Yes, it's true. But they are not
17 going to do any different anyplace else.
18 They do it that way. They come home and
19 you just have to pick up your barrel and
20 carry it over. It's empty.

21 MR. LARIVIERE: Thank you. And,
22 again, it's about being respectful to your
23 community. I know I put my garbage in a

**Farrwood Phase II annual meeting
March 12, 2013**

Page 67

1 plastic bag, tie it. I put my recycling --
2 I get the leaf bags from Home Depot, put my
3 recycling in that and keep it closed so
4 that it doesn't blow around the parking lot
5 and helps keep the community clean.

6 SPEAKER: Allison Colby Campbell,
7 112.

8 We get to talk to the city about
9 letting us use the leaf bags and that is
10 what we do as well because they were not
11 picking -- they are not required to pick up
12 yard stuff, so we had to call them and tell
13 them that we were going to be using those
14 and they didn't want them sealed so that
15 they could see that it was not yard waste,
16 so that is the way we got around that.

17 MR. LARIVIERE: I actually turn them
18 inside out and write "recycling" on them.

19 SPEAKER: You are way too good.

20 MR. LARIVIERE: You had a question?

21 SPEAKER: 125, Kathleen Welch.

22 I was actually turning in some glass
23 thermometers with the recycling department

**Farrwood Phase II annual meeting
March 12, 2013**

Page 68

1 and talked to -- I can't remember his name
2 now but he's recycling -- managing the
3 whole recycling project. And just as an
4 FYI, they are currently talking about
5 changing the containers for recycling and
6 he threw a few of the ideas at me.

7 And I said, well, that makes it
8 difficult because when you are living in a
9 condo, the issues that have already been
10 brought up, that getting it all the way
11 back around, you know, it's the big barrels
12 and so on. But it's a subject that is
13 under discussion with the city right now.

14 And they are also talking about
15 potentially going to every two weeks trash,
16 every one week recycle because they are
17 having so much more recycling than they are
18 trash. But nothing has been established.

19 MR. CAMPBELL: We can't do two weeks
20 of trash.

21 MR. LARIVIERE: You have a question?

22 SPEAKER: Are we in a general
23 discussion mode?

**Farrwood Phase II annual meeting
March 12, 2013**

Page 69

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

MR. LARIVIERE: Yes.

SPEAKER: I would like to see -- I would like to make a motion that we publish when the annual meeting minutes come out to the community as part of those annual meeting minutes, and this would be an ongoing thing, we publish a list of units, not the owners but the unit numbers of those units that did not either attend or submit a proxy at the annual meeting and are preventing -- you know, we talked about this community thing and come up with some kind of language that talks about our inability to move forward on maintaining the property and just trying to think how to say it.

But I don't think that is illegal or anything like that if you identify unit numbers, you know, just a list of units who did not attend nor submitted a proxy and preventing the Farrwood Phase 2 from general business from going forward and just keep -- publish them.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 70

1 MR. IVANOV: Mr. MacMillan, would
2 you care to respond?

3 MR. MACMILLAN: That's a question
4 for me?

5 MR. IVANOV: Yes.

6 MR. MACMILLAN: I am not aware of
7 anything in the law that would prevent a
8 private association publishing in its
9 newsletters what units participated and
10 what units didn't. So if you would like to
11 do something like that, it's up to the
12 association.

13 MR. IVANOV: Thank you.

14 SPEAKER: 115, Angela Curran.

15 This is not in answer to him but
16 some of the units have been rent and some
17 of the owners are now living nearby. So I
18 say that because when I was renting at the
19 beginning in 1997 because we are -- we came
20 but we were not allowed supposedly being
21 here, being there. That is what I told
22 them. That is the reason why they are not
23 here.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 71

1 MR. LARIVIERE: But we sent
2 everybody a proxy form so it's easy. As a
3 matter of fact, we e-mail. We get a bunch
4 by e-mail, so it's real easy.

5 You have a question?

6 SPEAKER: No, I have my own issue.
7 Am I up?

8 MR. LARIVIERE: Yes.

9 SPEAKER: Ian Tibitz, 131.

10 I had requested to Elaine to put a
11 jacuzzi in my back and the Board voted
12 about an emergency and I'm a firefighter.
13 I know every issue there is about
14 emergencies, and I want to know what the
15 issue is.

16 I got three other doors. I have a
17 deck upstairs, a deck down and a front
18 door. There is no -- I go to emergencies
19 left and right. I want to know what the
20 actual issue is. It says, "Since there is
21 an emergency issue related to your unit,
22 the jacuzzi cannot be removed immediately."
23 That doesn't make sense to me.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 72

1 MR. LARIVIERE: Since if I mean --

2 SPEAKER: Yes, if there's an
3 emergency. What do you mean if there's an
4 em regency? I've got my front door. There
5 is going to be a lane right there to get
6 out. I mean, where's the issue; what's the
7 emergency? Firefighters go up, through,
8 around, over. There is no issue.

9 MR. IVANOV: It's not necessarily
10 that type of emergency. If we need to
11 begin construction and if --

12 SPEAKER: Well, begin construction,
13 it's not an emergency.

14 MR. IVANOV: Well, it depends --

15 SPEAKER: Then I drain it and move
16 it. It takes me two hours to drain and
17 move it.

18 MR. IVANOV: Is it going to be
19 permanently affixed?

20 SPEAKER: No.

21 MR. IVANOV: How are you supplying
22 it with electricity and water?

23 SPEAKER: With my electricity and

**Farrwood Phase II annual meeting
March 12, 2013**

Page 73

1 water.

2 MR. CAMPBELL: We had this
3 discussion at the last meeting, and I'm
4 trying to remember the specifics of it.

5 SPEAKER: What do you mean how am I
6 going to fill it? I have to use my water
7 from my sink and with my electricity from
8 my unit.

9 MR. LARIVIERE: Since this is very
10 specific to your unit, can we discuss that
11 at a board meeting?

12 SPEAKER: I thought you already
13 discussed it.

14 MR. CAMPBELL: We did at the last
15 meeting. It was voted on at the last
16 meeting.

17 MR. LARIVIERE: And I wasn't there?

18 MR. CAMPBELL: Yes.

19 MR. LARIVIERE: But, anyways, you
20 had questions on what was voted on. So
21 since it's directly related specifically to
22 your unit, my standpoint as a unit owner,
23 I'd rather have you go to a board meeting

**Farrwood Phase II annual meeting
March 12, 2013**

Page 74

1 and discuss with them what their reasons
2 were then as opposed to having everyone sit
3 here and listen to this.

4 SPEAKER: Yes, that's fine. And
5 they just give me an answer. I don't know
6 when the meetings are.

7 MR. LARIVIERE: And I can't speak to
8 it, because I wasn't actually at that
9 meeting.

10 SPEAKER: Are we going to do that;
11 do I need to make a motion?

12 MR. CAMPBELL: Well, we can't
13 legally make a motion since we don't have
14 50.

15 MR. IVANOV: We don't have 50.

16 MR. CAMPBELL: You can make a
17 suggestion.

18 SPEAKER: We can't have a shame on
19 you list that is published?

20 MR. LARIVIERE: We can do that.

21 I have one more. You had a
22 question.

23 SPEAKER: Yes, 49, Sylvia Nice.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 75

1 I have on the patio down below the
2 deck, I have a very bad crack coming
3 through there. There is probably some
4 other cracks along the walls there, and I
5 don't know. I guess it was looked at last
6 year or something but nothing has been done
7 about it.

8 MR. LARIVIERE: We kind of have a
9 hit list that we have been doing a couple a
10 year, so we will try to put you on that
11 list for this year.

12 MR. CAMPBELL: We actually have a
13 list of perhaps 40 units that have similar
14 situations on their patios that need to be
15 addressed. It's a funding issue as well on
16 that too, so I am not dismissing your
17 concerns.

18 SPEAKER: It could be far more
19 costly if it isn't taken care of.

20 MR. LARIVIERE: Marie.

21 SPEAKER: Marie Griffin, Unit 67.

22 I remember when Ruth was the
23 treasurer. She wanted to put in an awning

**Farrwood Phase II annual meeting
March 12, 2013**

Page 76

1 because Building B and Building -- what is
2 it -- F don't have decks. We don't have
3 decks and she wanted to put in an awning so
4 they could go out there and sit. Anything
5 that is different in the building and my
6 question is it isn't --

7 I owned a house in Arizona. I had
8 over three quarters of acre of land. It
9 was a nice little house. My kid wouldn't
10 mow the grass so I decided to buy a condo.
11 I was working and supporting two kids. The
12 issue for me is anything done to the
13 outside that is different -- I take it that
14 I can understand the man wanting to have a
15 jacuzzi, but there is a liability there.
16 After dark you can't control children from
17 going in there.

18 SPEAKER: I talked about locking it
19 and I have a brother in insurance. If the
20 thing is locked. There's no issue.

21 SPEAKER: It's not a private home.

22 SPEAKER: But there's satellite
23 dishes all over the back. I don't want

**Farrwood Phase II annual meeting
March 12, 2013**

Page 77

1 that --

2 SPEAKER: They are on the deck, sir.

3 SPEAKER: This isn't on the deck.

4 It's not in the lawn. It's underneath my
5 deck. It's on my --

6 SPEAKER: They can't even keep
7 portable swimming pools. We've had people
8 with young children --

9 SPEAKER: That is not out in the
10 land. This is under my deck.

11 MR. IVANOV: That is not your deck.

12 MR. LARIVIERE: We don't need to
13 have an argument a little bit while --

14 SPEAKER: No. But it's always been
15 the fact that we didn't allow swing sets
16 and jacuzzis.

17 SPEAKER: I don't want a swing set.
18 This is on my property.

19 SPEAKER: Well, you want a jacuzzi
20 and a kid could drown in it!

21 SPEAKER: There's a lock on it!

22 MR. LARIVIERE: Whoa, whoa, whoa,
23 whoa, whoa!

**Farrwood Phase II annual meeting
March 12, 2013**

Page 78

1 SPEAKER: Buy a private house with
2 your own yard and you can have a jacuzzi
3 but this is a condominium.

4 SPEAKER: This is my yard. It's my
5 property.

6 MR. IVANOV: No, I'm sorry, sir --

7 SPEAKER:

8 MR. LARIVIERE: Hey, enough!
9 Please, thank you.

10 BJ, you had a question?

11 SPEAKER: I didn't completely hear
12 Blare's point, but I think I heard our
13 attorney's point. And I would just suggest
14 to minimize defamation that potentiality
15 that we list who attended as opposed to who
16 did not attend. If you are going to put in
17 unit numbers, I don't have a problem but a
18 lot of people are lawsuit friendly.

19 MR. LARIVIERE: We will praise those
20 that are here as opposed to chastising
21 those that were not.

22 SPEAKER: Todd, I would just like
23 one more second. We don't own our decks or

**Farrwood Phase II annual meeting
March 12, 2013**

Page 79

1 our patios. We have exclusive use of them,
2 but they are not our private property.

3 MR. LARIVIERE: Yes.

4 SPEAKER: So, I think it's a moot
5 point and I am not trying to be a stinger
6 and I understand where the gentleman is
7 coming from but we don't own the decks. We
8 don't own our patios. We own from the
9 walls inside. That's it.

10 MR. LARIVIERE: Any other questions
11 or comments?

12 Go there first.

13 SPEAKER: We put in a request. We
14 want to --

15 MR. CAMPBELL: 98?

16 SPEAKER: Unit 98.

17 We put in a request to get
18 handrailing.

19 MR. LARIVIERE: On the front steps?

20 SPEAKER: On the front steps, we
21 want to do both sides and our neighbor on
22 the other side is here as well. We haven't
23 received a response yet so I am

**Farrwood Phase II annual meeting
March 12, 2013**

Page 80

1 wondering when to expect that.

2 MR. LARIVIERE: When did you -- just
3 recently?

4 SPEAKER: No, about a month ago.

5 MR. LARIVIERE: With doing the
6 meetings and the budget stuff, it's
7 probably going to be tabled but it
8 shouldn't be --

9 SPEAKER: She e-mailed it to the
10 Board's address.

11 MS. POORE: I haven't got it in my
12 e-mail.

13 MR. LARIVIERE: I didn't see any
14 e-mail.

15 MR. CAMPBELL: I don't recall it
16 myself either.

17 MR. LARIVIERE: So please send it
18 again.

19 SPEAKER: I will.

20 MR. CAMPBELL: It should not be a
21 problem.

22 MR. LARIVIERE: Any other questions,
23 comments, concerns?

**Farrwood Phase II annual meeting
March 12, 2013**

Page 81

1 SPEAKER: Allison Colby Campbell,
2 112.

3 What's the situation with fees being
4 paid up; what percentage are still
5 outstanding? And I didn't know if I could
6 see that on here. It turned into condo
7 fees.

8 MR. LARIVIERE: We are doing pretty
9 good, and it kind of had some blows. There
10 has been a couple of times when it's gone
11 up but that is a little bit due in terms of
12 the number that we are seeing in terms of
13 the things have gone to the attorney and
14 not having come back yet and a couple of
15 months later it kind of goes back down
16 because it got back from the attorney.

17 We are still in that kind of 12 to
18 14,000 outstanding. But, you know, we keep
19 pushing it and we keep -- if they are not
20 paid, send them over to the attorney for
21 collections and trying to do the best we
22 can.

23 MR. IVANOV: To give you a general

**Farrwood Phase II annual meeting
March 12, 2013**

Page 82

1 idea, there are, I think four units which
2 are egregious and they already owe more in
3 legal fees than an actual owe for the
4 outstanding fees, not just comparable.
5 Some of them owe almost more in legal.

6 SPEAKER: Can't you take the
7 property?

8 MR. IVANOV: Eventually.

9 MR. LARIVIERE: There is an actual
10 step by step rules and time period on how
11 that all falls out.

12 SPEAKER: Is it a long time?

13 MR. IVANOV: At least a year.

14 SPEAKER: Year, two years, three
15 years?

16 MR. LARIVIERE: A year and a half.

17 MR. IVANOV: And then once the bank
18 owns it, you have to beat at the bank for
19 them to pay regularly because they pay
20 sometimes quarterly or yearly.

21 SPEAKER: People live for free for
22 years then.

23 MR. IVANOV: Yes.

**Farrwood Phase II annual meeting
March 12, 2013**

Page 83

1 SPEAKER: What about taxes; if they
2 don't pay taxes, won't the city kick them
3 out?

4 MR. IVANOV: Yes, but that's --

5 MR. LARIVIERE: But how many people
6 in the unit don't pay taxes?

7 Any other questions, comments,
8 concerns?

9 SPEAKER: When's the in-ground pool
10 coming in?

11 MR. LARIVIERE: There's a motion to
12 adjourn on the floor. Is there a second?
13 All those in favor?

14 SPEAKERS: I.

15 MR. LARIVIERE: All those opposed?

16 The meeting is adjourned.

17 Again, thank you very much for
18 showing up tonight.

19
20 (Meeting adjourned at 8:10 p.m.)

21

22

23

**Farrwood Phase II annual meeting
March 12, 2013**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

COMMONWEALTH OF MASSACHUSETTS

I, KRISTEN M. EDWARDS, COURT REPORTER, do
hereby certify that the foregoing is a true and
accurate transcription of my stenographic notes,
to the best of my knowledge and ability.

WITNESS MY HAND, this 9th day of April,
2013.



Kristen M. Edwards

Kristen M. Edwards