



HILLTOP FARMS CONDOMINIUM ASSOCIATION

**Annual Meeting of
Unit Owners
May 3rd, 2011**

<http://hilltopfarmshoa.com/>

Agenda

1. Call to Order (@6:30pm)
2. Roll Call
3. Introductions
4. Review 2010 Financials and 2011 Annual Budget (@6:45)
5. Election of Trustees (@7:15)
6. New Business Updates (@7:45)
7. Unit Owner Participation/Q&A (@8:15)
8. Adjournment (@9:00)

2010 Financials



2010 Income Statement

End 12/31/2010

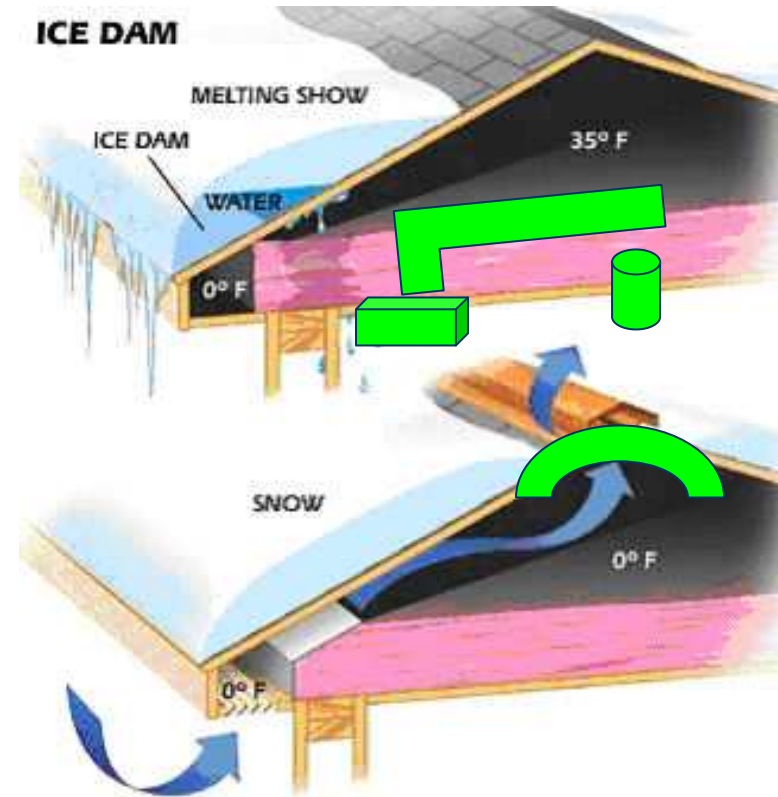
2011 Budget

New Business Updates

- Financial View
- Vendor updates
 - Landscape, Snow, and Phone services
- Damaged turf
 - Both sides of Bluebirds and near Gazebo
- Deck stairs
- Property update
- Misc repairs
 - Road repairs, Painting, etc.
- Violations and rule updates
- Roof and Ice dams

2010-2011 Winter: Why our ice dams were worse

- Higher than average snowfall per snow event
 - Snow blocked ridge vent
- Heat leakage from:
 - Non-sealed can lights
 - Non-sealed HVAC and bath vents
 - R30 insulation
 - All met MINIMUM code requirement
 - First floor master = more ceiling surface area = more heat leakage
- Roof issues:
 - Flashing and ice shield met code
 - Hidden construction defects
- Other:
 - No safe salt available
 - Unit orientation



Statistics:

Keeping things in perspective

- Number of units affected:
 - 2004 to 2009: 2% (average 6/256)
 - 2010: 23% (approximately 60/256)
- Roof raking costs:
 - \$100 per unit x 256 for first 6 feet of roof line = \$25,600 PER SNOW EVENT
 - Does NOT include salt
- Snow costs:
 - Typical snow: 70 inches budgeted
 - 2010-2011 Winter: 95 inches = 25 x \$2K/inch = \$50,000
 - 2010-2011 Winter: Plus roof rake cost

What' next

- What HOA is doing:
 - Insurance claims: in process
 - Roof repair:
 - Good news: no new rain leaks
 - Reputable roofer found and quoted late Fall, but Winter came early and need new quotes (waiting for insurance inspection)
 - Budget:
 - Snow melt discs
 - Allocate more funds for roof rake
 - Exploring other options (ex. roof/gutter heaters)
- What you can do:
 - Check for and seal leaks HVAC lines and vent penetrations
 - Cover can lights (must be fire rated)
 - Add another R19 insulation and check eave vents not blocked
 - Take advantage of National Grid, NSTAR and MassSave programs