

Minutes of SLCA Annual Meeting (Pending Approval at Next Annual Meeting)

August 17, 2013

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Opening

Meeting called to order at 9:05 AM.

Present:

- SLCA Board of Directors
 - Mary Jo Mulligan-Kehoe (President, 7-2)
 - Kevin Albert (Treasurer, 15-1)
 - Scott Gilmore (Secretary, 11-2)
 - Rob Davidson (37-2)
 - Alan Nadel (15-2)
- Ray Stanford (Property Manager, Moseley Associates)
- Other Owners
 - Dimitri & Sandra Tselepidakis (7-1)
 - John & Mary Viertel (11-1)
 - Gary Best (27-1)
 - Michael & Maria Dailey (27-2)
 - John & Susan Kessler (33-2)
 - Sandy & Carol Orr (33-3)
 - Sue Broadhurst (35-2)
 - Tom & Ann Byrne (37-1)
 - Walt & Melissa Wyland (37-3)
 - Bob & Bev Sletten (43-1)
 - John Schumacher & Jeanne Childs (43-2)
 - Jim Tamagini (45-2)
- Other Residents
 - Jim Shibles & Betsey Child (43-3)

The following owners submitted voting proxies (names after colons below) in advance of the meeting:

- Dennis Fuchs (13-1): Gary Best
- Bob & Penny Edwards (45-1): Bev Sletten
- Patrick Pallatroni (43-3): Mary Jo Mulligan-Kehoe
- Sandra Theodor (33-1): Melissa Wyland
- Richard & Madeline Abate (29-1): Mary Jo Mulligan-Kehoe

Mary Jo introduced the Board of Directors and Ray Stanford, then invited owners in the audience to introduce themselves.

Minutes of 2012 Annual Meeting

Bev Sletten: At last year's meeting, we talked about looking into garages or car ports in the Visitor parking lot, and about setting up a committee to investigate these. Bev's impression was that we voted in favor of proceeding with such investigations, but she did not see any action over the course of the year. Gary Best found that discussion within the minutes from last year and read the relevant passage: "A show of hands showed 10 owners in favor of proceeding with exploring the possibility, and 5 owners not voting." In today's meeting, it was agreed that this remains an area of interest and that we should form a committee to investigate it. See below for further discussion.

Jeanne Childs motioned that we vote to approve the 2012 minutes as written. Sandy Orr seconded. All voted in favor. None opposed.

President's Report

Mary Jo summarized the Board's activities of the past year, as detailed in the letter sent to all owners prior to the meeting. Below are topics which were discussed further at this meeting.

Roof leaks

Mary Jo reported that the roof leak issues seem to have been finally resolved. The last repair was on unit 35-3.

Walt Wyland mentioned that he recently reported a leak to Moseley.

Painting and siding repairs

We have a schedule for repairing siding and painting units, ordered by time since previous painting. Buildings 7 and 11 are currently being done. We will continue on that schedule, addressing the next set of buildings every 2 years.

Landscaping

Extra funds from 2012 were used to improve landscaping. We removed trees that could cause building damage or roadway problems. The lower portion of Landing Road was graded to improve water drainage and reduce erosion. There are remaining concerns about erosion of the hill down to the lower units, especially near the winding stairway.

As proposed last year by Gary Best, 25% of income previously targeted for the Long Term Reserve is now going into a discretionary fund for grounds improvements.

Lighting

With roofs, painting, and siding under control, we began working on lighting. Lights on the stairways to the lower units were replaced with new fixtures and high-efficiency, brighter LED bulbs. Kevin asked for feedback about the new stairway lighting.

Walt Wyland suggested better lighting where cars park on the road above his unit. Walt noted that the walkway at very end of Landing Road is also very dark.

It was noted that the older lights covered more area because they faced outward; whereas, the new ones face downward.

The lighting replacements so far cost \$2500. This includes the new fixtures and bulbs on the stairways to the lower units, plus LED bulbs for all of the other existing fixtures.

Gary Best: Is there some kind of a plan for lighting upgrades, or just when we can afford it?

Mary Jo: Safety first. With all 3 stairways done, the next area will be the upper units on Landing Road.

Sandy Orr: Is that for replacing lights or new lights? It is very dark at night in the parking lot for his building.

Mary Jo: We have discussed that parking lot, and will take it into account when scheduling the next set of upgrades:

Sandy: The Town of Enfield did that recently, and saved a lot of money.

Ray Stanford: The utility company provided a low-interest, 3-year loan for the LED bulbs. The loan payments are built into the electricity bill, and are constant for 3 years. With the energy savings from the new bulbs, our total electricity cost (usage plus loan payments) is about the same as it was before the loan and lighting upgrades. We will begin to see savings after 3 years.

Jeanne Childs: Some of the old light posts are tipped over or rotten. The new lights on the stairs are "gorgeous".

Ray: Those with rotten posts will be replaced next.

Mary Jo: The extra money from past special assessments was spent as of last year. Since then, we have built up a \$10,000 cash emergency fund to hopefully avoid having to do special assessments for emergency repairs.

Moseley's responsibilities

Mary Jo explained that Ray's job is to address maintenance problems. Residents should notify Moseley of such problems, and they will pass them to Ray. Residents should not email Ray directly, because calling Moseley creates a log of the day, time, and issue of the call, which helps us manage them and make sure nothing slips through the cracks. Ray addresses problems as per Board instructions.

All other questions and concerns (non-maintenance, interior issues not caused by exterior problems) should be directed to the Board of Directors. This includes rules violations, because they are outside of our contract with Moseley.

Treasurer's Report

Year-End Actuals & Budget

Kevin Albert summarized our financial status and related activities of the past year.

Kevin pointed out that the year headings on the printed report were incorrect. The years should have been 2013 and 2014, not 2011 and 2012.

We were fortunate to have a mild winter. We worked towards building and maintaining a \$10,000 cash emergency fund to leave the Long Term Reserve untouched and preserved for long-term projects.

Bob Sletten: Where is that \$10,000?

Kevin: In the Short Term Reserve account.

We have saved even more than planned this year, which we can put toward special projects. The extra savings are approximately \$24,000. These funds can be used for things like walkways erosion control on hills (where we will be planting ground cover).

We needed to control some of our costs. To achieve this, we made multi-year commitments to Moseley and DeGrasse. For Moseley, we negotiated a 3-year contract with small, fixed increases per year. DeGrasse will hold their rate for 3 years, for both mowing and snow removal.

Gary Best: Do the Water & Sewer costs include pumping the septic system?

Kevin: That is most of it. We looked into something that would reduce the frequency necessary for pumping the septic system, but the cost would be over \$100,000. We also considered pumping every 18 or 24 months, rather than every 12. However, the cost is based on how much is pumped, so longer timeframes would not reduce the pumping cost and would risk overflowing the septic tank, which would result in high emergency costs.

Walt Wyland: How does the septic tank pumping arrangement work?

Ray: They tell us how much was pumped and how much solid remains. There have been no pump problems since 2 years ago.

Walt: I don't remember any inspections or investigations. Is there any inspection for it?

Mary Jo: No. If our septic system fails, then the town will not let us replace it.

Jim Tamagini: Failure of our septic system would make our properties valueless. What would it cost to install a pump that would move the solids up into the town sewer system?

Walt: We should investigate what it would cost to have our septic system inspected, and look at options to prolong the life of the system.

Mary Jo: Long Term Reserve funds would cover replacement of a failed septic system.

Tom Byrne: Is the water that goes into the lake on our waterfront from a stream, or could some of it be coming from our septic system?

Mary Jo: John Viertel raised that question last weekend.

Ray: There have been no odors or other signs of septic tank leakage, but we could have that inspected.

Tom: The state closed the town beach due to excessive fecal matter from geese. How often do we have the water tested at our own beach? Storrs Pond was tested every month when Tom worked with them. Such testing doesn't cost a lot. Maybe someone needs to collect and send water samples to the state for testing.

Jeanne Childs: There is a pump in her unit; don't know what it is for.

Tom: Is there another piece of paper with the fund balances?

Ray will add that to the corrected end-of-year report.

Gary: Does snow removal include roof raking?

Kevin: It includes plowing, roof raking, and removal of excessive snow from the property (needed a couple of years ago).

Sandy: If we use Long Term Reserve money, is that at the discretion of the Board, or does it require owner votes?

Mary Jo: It is at the discretion of the Board. SLCA had poor financial management several years ago. We have been very careful to build and protect it, for example, the \$10,000 emergency fund.

Bob Sletten: What is current status of the Long Term Reserve account?

Kevin: About \$110,000.

Action Items

- ***Ray have Moseley correct the year headings and resend the financial report to owners.***

Proposed 2014 Budget

Kevin summarized the main points of the 2014 budget.

This has not changed drastically from 2013.

One key addition is walkway renovations. We are trying to address these on the painting schedule (do walkways near buildings that are being painted in a given year). We have been considering what will look good and be easily maintained. We have considered crushed stone, large patio blocks, and other options.

The mowing and snow plowing budgets are the same as last year.

There is a small increase in the Moseley management fee, as per our 3-year agreement.

We reduced "other snow removal" (roof raking and excessive snow removal) from \$11,000 to \$9,000, to help cover walkway renovations.

Sandy: What is meant by a "small" increase to Moseley.

Kevin: Somewhere between 2.5-3%.

Mary Jo: We need to manage use of Ray's time (not use him for things outside their contract, as discussed above).

Jim Tamagini: The Board has the unfettered right to spend money for maintenance and improvements, except when costing in excess of \$5000 during any period in excess of 12 consecutive months. In those cases, unless it is a necessity (emergency), owners have to approve. Such rules are restrictive and expensive to follow.

Investment of Long-Term Reserve Funds

Kevin explained the background and options being considered by the Board.

Our Long Term Reserve funds are tied up in CD's right now, with terms ranging from 6 months at 0.06% interest up to 5 years at 2%. On average, these funds are not earning good interest, and are losing ground relative to inflation. We want the Long Term Reserve to grow and cover our expensive needs, especially roof replacements, without having to implement special assessments in the future.

The Board has investigated options for better returns, especially for medium- and long-term funds. We met with 2 professional financial advisors to discuss options: Fidelity Investments and someone Kevin works with for his personal investments.

Both advisors recommended segmenting our funds into 3 buckets: short-term (\$10,000 cash for emergencies), mid-term (about 5 years; relatively safe, but slightly higher returns and risks than cash), long-term (about 10 years; volatile, but best growth over longer time periods). We currently collect Long Term Reserve funds as cash until we have \$6,000, then we buy another CD. If we implement a plan this, that cash would instead move into these buckets.

Mary Jo: The basic plan is similar to what many people do for retirement. Such plans automatically reallocate assets (to manage risk). Mary Jo's personal retirement savings are in Fidelity Freedom Funds, as are Rob Davidson's.

Owner feedback and responses:

- Tom Byrne: Have you discussed ratios between funds?
- Kevin: We would start with \$10,000 in cash, \$20,000 in the 5-year bucket, and \$20,000 in the 10-year bucket. Then, we would contribute into those buckets as funds are collected from monthly dues.
- Gary Best: How much do we think we'll gain? \$3-4,000 per year?
- Rob: Yes.
- Gary: Is that a risk that the Board is willing to take? Should the Board be more conservative than most individuals? Is the risk worth \$3-4000?
- Kevin: What growth would be worth the risk?
- Alan Nadel: \$3-4,000/year may seem small, but that increases our annual contribution by a significant amount.

- Walt: What is the goal? What are we going to do with each bucket? Should we have plans to improve the grounds as we reach amount targets? Owners should benefit from growth via improved property values. We need clear goals for the money.
- Rob: We need more funds to replace roofs than we anticipate collecting.
- Mary Jo: The upper unit roofs will be next for replacement, in 6-7 years. A small apron costs several thousand dollars. We spent \$15-20,000 for past repairs on a lower unit roof. Some repairs previously paid via special assessments have been now built into the operating budget as ongoing maintenance. Long Term Reserve is now earmarked for roofs and other large expenses that occur at longer intervals.
- Kevin: We need a grounds improvement schedule to go along with the investment schedule.
- Rob described how diversification and time reduce risk. For example, investments made in 2007 dropped a lot when the recession hit in 2008, but are now above 2007 levels, with significant gains.
- Jim: How are (investment fund) manager fees handled?
- Rob: Kevin's guy takes 1% of the portfolio principal per year. Fidelity takes less than 1% because their funds are not activity managed, which also lowers tax loads on those funds.
- Bob Sletten: Are they index funds?
- Rob: Fidelity Freedom Funds are composites of several index funds. Kevin's manager's F-Squared fund is an investment across 12 industries, plus cash. Assets are actively moved between industries and cash, based on volatility and growth. The industry funds themselves are index funds.
- Mary Viertel: Is there a possibility to invest the 3 buckets separately, with separate managers or investment companies?
- Rob: That would incur significant management overhead, plus F-Squared has a minimum \$50,000 total investment (across all 3 buckets).
- Mary V: Why only start with a \$50,000 investment when we have over \$100,000 in Long Term Reserves?
- Rob: Some of our CD's have decent rates and early withdrawal penalties, so we would hold them until maturity and then move the resulting funds into the buckets.
- Jeanne Childs: Has the Board investigated whether it is legal for it to invest in this way? In another association that she and her husband belong to, they learned that the Board can only manage funds and not invest for growth, and cannot take any risks. Their other Board actually had more funds than they were allowed to have. They investigated and found that there is no precedent for a Board to invest association funds for growth with any risks whatsoever. Board members could be legally liable for losses because this could violate fiduciary responsibilities, in violation of bylaws.

- Jim Tamagini: I am not aware of any NH statutes related to this; we need to research it.
- Ray: I know of many Boards that are investing in this way.
- Jim T: The state may indicate which types of investments are OK, for example, FDIC insured.
- Alan: Given the anticipated costs of roof replacements, it seems that we will be short of funds, and smart investing could help to defray special assessments in the future.
- Sandy: Does our insurance cover Board members?
- Ray: Yes.
- Walt: How much capital reserves do other associations maintain?
- Ray: There is not really an average. Most are based on capital needs assessments for the next 10-20 years. We should anticipate \$25-30,000/roof. Large special assessments indicate bad management. Capital assessments should be done annually, accounting for changing repair costs and other factors.
- Sandy: How old are the lower roofs?
- Mary Jo: 5-7 years. All owners share roof repair costs equally, regardless of which units are repaired.

Action Items

- ***Mary Jo provide information for Jim Tamagini to investigate the legality of the Board investing Long Term Reserve funds for growth.***
- ***Board define goals for mid-term and long-term funds, as per the discussion during the meeting.***

Other Business

Old business from 2012 annual meeting

Emergency fund goal has been met

We have raised \$10,000 in our Short Term Reserve account for emergency expenses, as discussed earlier.

Dues will increase 3% on January 1, 2014

This is as per owner approval at a previous annual meeting.

Money savings efforts

The new, 3-year contracts with DeGrasse and Moseley were discussed earlier.

Footer-retaining walls on front porches of upper units

We did not proceed with decking replacement until after shifting of the footers and retaining walls had been investigated. Professional inspections determined that the foundations are OK, so the Board will go back to investigating decking replacement.

Potential replacement of front porch flooring material

As discussed earlier, the Board did not proceed with investigations of Trex or other replacement decking because shifting of the footings needed to be investigated.

Air conditioner units: regulations

The current SLCA Rules indicate that air conditioners cannot be attached to the exteriors of buildings. A flyer was recently sent to owners warning that window units may be banned in the future.

Melissa Wyland: She had discussions with several people on the property who will be very upset if we ban window air conditioners. She is concerned about unfairness if the Board is in the position of making individual approvals.

Mary Jo: A previous Board decision never made it into the rules. Window units can cause damage, and have caused damage in one case. The unit was not properly installed, causing damage to siding and a deck that had to be repaired. Some windows are above other owners' decks and would inconvenience neighbors. She also has concerns about esthetics and property value reductions.

John Schumacher: In terms of esthetics, a window air conditioner is no worse than a pile of firewood. We have a variety of heating systems, all of which require inspections. Couldn't we have inspections of window units for proper installation? One room in their unit has only one small window with no other ventilation mechanism. Permanent and portable systems are very expensive and are not as efficient as window units.

Sandy Orr: Portable units are not efficient. Properly installed window units (his wife has asthma) are not a problem. He has never seen any damage from a window air conditioner. Water dripping on a roof below shouldn't be a problem. We are responsible for our windows and doors, so what we install into them, as long as it is not offensive to other people, should be allowed. The flyer was very vague.

Jim T: The by-laws indicate that no decorations, awnings, sunshades or covers shall be affixed to the exterior of the unit.

Scott Gilmore: Window units are not affixed to exterior.

Jim T: The by-laws are poorly written because they don't clarify what "air conditioning equipment" means. The Board could clarify this in the Rules.

John V: All air conditioners make noise, but we could put them away from the buildings and run duct systems.

Gary: Can't hear his Board-approved system from 10 feet away. It cost \$3200 to replace it after mice damage. If told today, while looking to buy, that he cannot have air conditioning in his bedroom or living room, he could not buy here.

Bob Sletten: We should have a rule stating that exterior damage caused by an owner's air conditioner is the responsibility of that owner.

Walt Wyland: How long are window air conditioners in windows? 2-3 months?

Sandy: Air conditioning is needed for 2-3 months. They wouldn't have bought a condo here if air conditioning was banned.

Walt: Can we have an owner vote to approve window air conditioners?

Mary Jo: That is up to the Board.

Web site improvements: Alan report

Alan described what has been investigated. See monthly Board meeting minutes for details.

We want some info public, some private.

Alan is working with one of his graduate students.

Alan circulated a list of some of the things that have been discussed. Feedback is welcome.

Gary Best: How expensive would a new website be?

Alan: We can purchase 3-year service for \$68.04, plus \$9.95 for the secure portion. Registering our domain for 5 years costs \$9.99/year, but we would get the first year for free. The total cost would be about \$14/month, plus \$60 for the student to set it up initially.

Gary: Are we paying Dennis (Fuchs) now (for our current website)?

Mary Jo: We are paying Dennis \$300/year.

Alan: The new website would have many more capabilities.

John Viertel: Who will own the data? Many services claim copyright ownership for themselves. For example, will site operators be able to reuse our pictures for other sites?

Bev Sletten: Will communications between members be better? She would like email alerts when new info is posted.

Alan: Yes.

Mary Jo: We must be able to control alerts to avoid too many emails per day.

Susan Kessler: Most sites allow opt-in/out per user.

Bob Sletten: Moseley's notices could be also be posted on the website.

Tom Byrne: The website could be used to announce and conduct votes, to avoid needs for physical meetings.

John V: Some of these votes require interactive discussions.

Mary Jo: We would need to have a special meeting for the discussion related to any vote.

Action Items

- **Alan investigate copyright issues.**

Proposed improvements for upcoming year: continue with what we are doing

Beach

State regulations prohibit us from adding more sand without building a perch (retaining wall) at the beach. Water from the lawn above must be diverted around the beach. The cost is huge: \$19,200, plus \$5000 for a consulting engineer (required to obtain a state permit)

Election of 2 Board members

Kevin Albert's and Rob Davidson's terms end. Neither is seeking reelection.

Gary Best nominated Jeanne Childs. Bev Sletten seconded.

Jeanne Childs nominated Sandy Orr. Melissa Wyland seconded. Sandy noted that he will be away for 2 months for hip surgery. It was noted that Alan Nadel participated remotely in most Board meetings during the past year.

Mary Jo nominated John Viertl. Jim Tamagini seconded. John declined.

Mary Jo suggested Jim Tamagini. Jim declined.

Bev Sletten motioned to close nominations.

A paper vote was conducted for nominees Jeanne Childs and Sandy Orr. Jeanne and Sandy were both approved.

Open discussion from membership

Landscaping

Landscaping concerns have been brought to Mary Jo's attention. Tom and Ann Byrne have gone over and above by doing much work on their own. We need to enforce our contract with DeGrasse and add some responsibilities to it. The current contract clearly defines what DeGrasse is responsible for, and we have to pay extra for more work. It does not include tree pruning and removal. The DeGrasse contract includes:

- Spring cleanup
- Regular mowing and trimming
- Beach cleanup monthly
- Weed control on walkways every 2 weeks
- Dumpster area cleanup weekly (items left on ground near dumpsters)
- Extra work at \$47/hour

Walkways are a constant battle with DeGrasse. They subcontract that because they don't have a license to spray for weeds.

We had to pay DeGrasse to clean up the area behind the visitor parking lot.

Various areas quickly become overgrown with brush and weeds, for example, the area next to building 25. The Board spends a lot of time policing DeGrasse's work. We have been through several contractors, and despite DeGrasse's shortcomings, they seem to be our best option.

Mary Jo proposed forming a committee of people to oversee the landscaping. Duties would include pointing out things that need to be improved upon by DeGrasse, and proposing extra-cost improvements for DeGrasse to do.

Tom Byrne: DeGrasse chops up small trees with mowers, leaving undesirable wood chips. Does DeGrasse's owner inspect their work?

Ray: Yes, the owner wants our business and does inspect our property.

Alan: We should pay them only for the portion of work that they do, when they fail to do everything in the contract.

Ray: It is very difficult to find a reliable contractor. He can't find one that will do weeding. Ray recommended taking weeding out of our contract.

Kevin recommended keeping our current 3-year contract as-is until it expires (2 years from now).

Mary Jo: The proposed committee would recommend changes for the next contract.

Jeanne Childs: Husband John uses a torch to burn tops of weeds. This seems to work.

Gary Best volunteered to serve on the landscaping committee. Tom and Ann Byrne also volunteered. Gary suggested that the committee have 4 people, including someone on Mastro Lane. Mary Jo offered to ask Penny to serve on the committee. Gary agreed to lead and organize the committee. Kevin's new wife may be willing to participate.

Tom Byrne: Insidious invasion of surrounding brush into lawns and roads.

Mary Jo: We would have to pay DeGrasse extra to clear that, under our current contract.

Ray: DeGrasse has willingly done some brush clearing (for example, adjacent to building 25) on an annual or semi-annual basis, at no extra cost.

Mary Viertel: Sumac behind the upper buildings on Mastro Lane are beyond the brush stage and are now trees.

Mary Jo: This feedback should go to the new committee. No one showed up on Spring Cleanup day.

Mary: What is the plan for trees tagged with green bands? One has branches over her kitchen skylight.

Mary Jo: We hired Fox Tree Service to go through the whole property and tag trees which need attention. Green tags indicate low priority. We had urgent ones removed or pruned. Orange indicates trees which should be removed.

Mary Jo: The landscaping committee should continue the Board's investigation of pachysandra on the hill to reduce erosion, and stabilizing trees near the winding stairway with exposed roots.

Rob: One of those trees should probably come out.

Mary Jo: We may need to put a retainer around the rest of those trees.

Recent Owner Foreclosure

Jim Tamagini described recent gossip about a mortgage foreclosure on one of our owners, and that the mortgagee is negotiating condo fees. Ray clarified that the mortgagee is not negotiating, but is protesting. The mortgagee has a right to negotiate unpaid fees prior to foreclosure, but once the bank takes ownership, they are required to pay full condo dues like any other owner.

Ray: There was some uncertainty about when ownership transferred from the owner to the bank. That has been cleared up, and we are chasing the prior owner for past unpaid fees between the dates of bankruptcy and foreclosure, and we have put a lien on the property.

Jim T pointed out that liens are only valid for 6 months, and must be renewed.

Financial committee

Mary Jo proposed that we form a Financial Committee to continue the investigation of whether, and how, to invest the association's Long Term Reserve funds. Both Kevin and Rob have agreed to serve on this. Anyone else with interest should approach Kevin and/or Rob.

Notification system

We need to improve our system for notifying residents of violations. Going forward, we will need to issue formal, very specific letters. We have a procedure for assessing fines when residents ignore warnings; it will be posted on our website after final Board member approvals. (During this discussion, Kevin and Rob approved that document. Scott will post it on our website.)

Bev Sletten: Formal letters are confrontational and unfriendly. She suggested something less formal to avoid creating bad feelings.

Mary Jo: We have had problems in the past year due to informal handling of violations.

Rob: If a person is verbally informed and ignores the warning, then we have no record of notification, which delays enforcement.

John V: Would the letter give a timeframe to address the violation without penalties?

Mary Jo: Yes.

Melissa Wyland: Letters need to be respectful and thoughtful. Impersonal, terse, rigid emails can be upsetting. A phone call can be better than an email.

Tom Byrne: Was upset a long time ago after reviewing our bylaws. He found them ridiculous. He tried to update/modernize them.

Mary Jo: That has been done for the Rules. Also, many rules are unenforced because they are impossible to enforce. For example, people using neighbors' parking spaces, or bringing too many visiting dogs.

Mary Jo: The Board had a huge discussion over the past year about rules for pets. We do enforce parking and other rules. An idea for stickers on cars was discussed, but not pursued. Everyone should feel comfortable reminding violators of the rules, for example, if you see a dog without a leash.

Betsey Child requested to make comments, but was not allowed because she is not an owner. Mary Jo has a proxy vote for the unit which Betsey and Jim Shibles rent. Several owners requested to hear what Betsey had to say. Mary Jo said that they can only offer comments after the official meeting is adjourned. Jeanne Childs said that renters are not allowed to vote, but should be allowed to make comments at meetings.

Car ports/garages

Sandy Orr: Car ports or garages would add tremendous value to the property. He once asked Ray about this, who said that many condos have them and they work very well. There are many places on our property where we could put them. This would eliminate cars covered with droppings in Spring-Fall and snow in Winter.

Jim Tamagini: We need to understand what has to be done to allow it. If ownership of the land on which garages are to be built is transferred, I believe it might require approval of 100% of the owners. Clearly, that is the case in Massachusetts. I am unaware that NH has ruled on the issue, but suspect that NH would also require 100%. We would also need to change the Site Plan, which is registered with the State. Although I am not certain, we might be able to circumvent some of the costs by the owners granting easements over the land instead of conveying title to the land.

Alan: There are many possibilities. We need to consider whether the structures would be owned or rented by individuals. We need to investigate the options.

Mary Jo: We need a committee to investigate this idea, not Ray. Sandy, Bev, and Alan volunteered.

Jim T: Car ports could improve unit values. Amending the Site Plan could be very expensive. Porches on lower units belong to all owners, but the condo by-laws give exclusive easements. If we erect car ports or other buildings, and 100% of owners agree to it, and the association gives exclusive easements and rentals, not ownerships, then we may not need to change the Site Plan.

Non-resident owners

Mary Viertl: What is the percentage of non-resident owners?

Mary Jo: Estimated that 1/4-1/3 are non-resident.

Ray: Mortgage companies require that at least half of owners be resident.

Renting sub-units

Bev: Heard a rumor that someone in an upper unit is renting out their basement.

Alan: Two roommates are sharing his unit under one rental agreement.

Mary Jo: Unit 7-1 is the only one with permission to have 2 rentals (grandfathered).

Kayaks, Canoes, Boats

Bob Sletten: No tags for kayaks and canoes, no fees. Why?

Mary Jo: We changed the policy because it cost more to pay Moseley to manage than we were collecting in fees. We dropped the fees to reduce management costs, but this comes at the risk of abandoned canoes and kayaks down the road. Our Rules require them to be stored on racks or inside units. Kevin has been managing the boat slip assignments.

Someone put a boat in Rob's dock slip. It is believed to belong to Scott Caunters.

Ann Byrne: Someone took their boat slip while they were away on vacation.

Kevin: No tags were issued this year, but we may need to do something next year to prevent these types of problems.

Action Items

- ***Kevin send dock slip assignment map to Scott.***
- ***Scott post dock slip assignment map on website.***

Mary Viertl: What about mooring of sailboats.

Mary Jo: These can be moored, and we no longer charge a fee. Moorings must be provided by residents.

Requests to be on the waiting list for a dock slip should go to the Board-assigned person, currently Kevin Albert. We cannot get permission to add more docks. Ray contacted the state and was told that we are over our limit for docks.

John Kessler: Can we make our docks longer to fit more boats?

Ray: The state limit is 30 feet.

Closing

Motion to adjourn by Gary Best. Seconded by Tom Byrne.

All voted in favor to adjourn.

Meeting adjourned at 11:49 AM.