

Mountain River East
Annual Meeting May 29th 2004
Thornton Middle School

Welcome: President Nelson Mather called the meeting to order at 9:15 am. Nelson announced that Walter Bourque had the sheds removed and has made a small profit. He thanked Walter for taking care of the sheds.

Nelson made a motion to approve the minutes of the May 24, 2003 Annual Meeting. The motion was approved.

Treasurer Tom Faulkner presented the expenses for 2003-2004 stating that we were \$3,400.00 under budget due to unbudgeted items including; \$8,900.00 for a new well pump and \$7,900.00 in painting costs that were not budgeted. Tom informed the members that the Board recommends a 3% increase in condo fees for this fiscal year. These fees would help offset the cost of inflation and other added expenses. A motion was made by the members for this increase and the motion was approved.

Rich MacDonald informed the members of MRE that there was a problem getting the signs completed over the past year. After ordering the signs, it was discovered that the numbering of the buildings needed to conform to the 911 emergency response requirements, as well as the post office. The signs have been reordered and should be completed before the end of June.

Nelson informed the members that the minutes of the September 2003 meeting needed to be ratified. At the 2003 annual meeting it was noted that Nelson Mather was replacing Mike Powers for his remaining year as Trustee. Mike Powers was fulfilling the term for Gary Lannigan, who passed away. Mike's replacement term ended April 30, 2000. Mike Powers and Tom Faulkner were elected in May of 2000 to serve a 3-year term ending in 2003. Nelson was elected to serve a 3 year term and took the President's position formerly held by Mike Powers. Tom was elected to serve the remaining 2 years of John Gray's term after he resigned in July of 2003. Tom's term expires in 2005. In July, the Board appointed Pat Powers to fill the vacant Trustee position which expires in May of 2006. This was noted in a letter that Nelson sent out with the announcement of the Labor Day meeting in 2003, but nothing was mentioned in the minutes taken at the spring or fall meeting. A motion was made to ratify the minutes. The following Board positions are as follows:

Term Expirations

Richard MacDonald

May 2004

Thomas Faulkner	May 2005
Tracy Thornton	May 2005
Nelson Mather	May 2006
Patricia Powers	May 2006

Nelson informed the members that Tracy Thornton has resigned from the Board because of her busy work schedule and that Rich MacDonald's term has expired. These 2 positions needed to be filled. Steve Murphy of Unit # 64 and Bob Hatcher of Unit # 13 were nominated and unanimously elected.

Nelson Mather informed the members that there is a concern about where the dryers are currently being vented and that there might be a fire hazard. Unit owners should check their vents to make sure they are not clogged. The Board recommends the use of water filled lint traps which can be purchased at most local hardware stores. Mike Powers stated that these traps do build up moisture and the closet doors should be left open while drying clothes. Peter DiForte said that you should make sure the trap always has water or the lint will build up. He also suggested that unit owners should clean their bathroom fans to make sure they are working properly - if not, there could be a problem with mold. Nelson stated that all owners should check their dryer vents and fans to make sure they are working properly.

Nelson asked the members why there weren't more people utilizing the automatic withdrawal system through the bank for their condo fees. Steve Murphy suggested that the reason why people don't use this service may be because of identity theft and/or financial control. Nelson told the members that if they used the automatic withdrawal they could have it deposited monthly from their account instead of paying on a quarterly basis.

Norm Vadnais presented a report on the marking and painting of the trees. He informed the members that the woman doing the survey could not complete the job because the magnetic field in the area was causing problems. In 2003 the membership allocated \$450.00 for the marking. Norm requested the members allocate an additional \$200.00 to complete the marking and painting. Norm also stated that there was an area that couldn't be marked because of the terrain of rocks and cliffs. If MRE wanted this area marked it would cost more money. A motion was made to allocate the additional \$200.00 for marking - it was approved.

Norm informed the members that a local snowmobile group requested the use of the trails at MRE. These snowmobiles would be coming in from Pappy's Trail. He said they would put up trail signs and would carry their own insurance if anything should happen. Although a number of members felt it would create goodwill with the community, it could also open the door to much greater problems. After some lengthy discussion, the members made a motion to table the decision until there was more information and the President of the snowmobile association was contacted.

Open forum - One resident of MRE inquired about the chemicals used in the fertilizer that is applied to grounds of MRE. Walter assured the members that the fertilizer he uses is not commercial grade and that it would not be hazardous. He also stated that it could be purchased at any local store. Walter felt that he did a better job of fertilizing with a good savings to MRE. Mike Powers felt we should look into having the lawns aerated.

Pat Powers presented the results of the surveys that were sent to the owners. 90% of the surveys were completed and sent back.

Bob Hatcher volunteered to research updating the website and minimizing the need for an outside consultant.

Two residents informed the Board that they were having water problems by their patios at units #15 and #78. The Board would look at these areas to see what could be done. One resident informed the Board that the culvert at building #41, formally building # 8, was caving in and that it needed to be repaired. It was also stated that in the winter time it was becoming dangerous when people were moving their cars. Tom and Nelson are going to look at these problem areas and see what can be done.

Bill Porcello stated that he was having problems with his smoke detector going off all the time and was wondering what he could do about it. Steve Murphy suggested that he clean it out using a vacuum or that it may need to be replaced. Owners are responsible for their own smoke detectors.

At 10:45 am the meeting was adjourned.

Respectfully submitted,

Patricia M. Powers