

MEETING MINUTES

Poolside Meeting of the Mountain River East Condominium Association

Saturday September 1st 2007
At Mountain River East
Route 175
Thornton, NH

The meeting was called to order at 9:15 AM by Vice President Tom Howe. Also present were Directors Tim Duggan, Bob Hatcher, and Gerry Perry along with Walter & Mary Ellen Bourque from the Management Company.

Mr. Howe welcomed everyone with opening remarks and reviewed the recent Management Company selection process. Mr. Howe emphasized the excellent work that BPM has done for the association and recognized the efforts of Walter and Mary Ellen Bourque from BPM.

Mr. Perry presented a report from the Treasurer. He indicated that the association is in good financial condition but that the pool required additional work that was not budgeted. In addition to the pool work, there have been other ongoing maintenance activities that may require funds to be shifted with a potential use of reserves. Mr. Perry indicated that the association will allocate an additional \$2,000 for pool chair replacement in the next budget and that hot tub repairs will be investigated with no funding yet committed.

A resident inquired about trimming the trees around the fence of the pool – the consensus from the ensuing discussion was that trimming the trees is not in the association's interest.

At 9:40 AM a motion to accept the treasurer's report was approved.

Mr. Howe presented a report on the association insurance policy options. He indicated that our insurance is probably less than that required for replacement value of the properties and reported that he is currently working to determine the best coverage for the association at the most reasonable premiums.

Mr. Duggan presented a report on the number and type of owner modifications to the exterior of the buildings and indicated that the Board was working to develop guidelines for the installation of doors and windows. Owner Norm Vadenais objected to the development of guidelines indicating that guidelines already exist and that the Board needs to enforce the existing guidelines. Mr. Howe inquired about water heater replacements and Mr. Bourque agreed to report on the state of water heater replacements throughout the complex. Owner Joe Burchill noted that the guidelines for alternative heating are good. Owner Ron Lathrope suggested having owners sign copies of bylaws to serve as a record of notice.

Mr. Perry presented an overview of the issues and costs involved with repaving and indicated that the Board will take no action on paving at this time. The discussion that followed examined options around paving walkways only and/or filling in cracks. Neither option is viable – the walkway projects are bid solely as part of the larger parking lot projects. Crack filling simply

does not work. Paving companies do not provide guarantees for their work and there is a good chance that funds spent on crack filling would simply be wasted. It was noted that the walkways around building 4 have drainage problems and should be included in any paving project undertaken.

Mr. Howe discussed the ongoing long term planning for capital expenditures. He also discussed the stains appearing on several roofs indicating that the board is aware of this and is investigating potential solutions for it.

The Open Forum began at 10:00 AM.

Mr. Perry reminded owners of 2 ongoing problems – owners/renters who do not clean up after their dogs and owners/renters who bring glass into the pool area.

Several owners expressed concerns about the size of the dumpster. During busy vacation periods, the dumpster seems to be constantly overflowing. The board agreed to investigate the economics of scheduling additional pickups for the existing dumpster vs. using a larger dumpster.

An owner requested that a reminder to recycle be included with the next owner communication.

Cable fees are expected to increase with the sale of Adelpia assets. Several owners suggested that the board investigate alternatives to the current arrangement.

An owner in building 5 remarked that the parking lot there is small and simply asked neighbors to be considerate when parking multiple vehicles there.

At 10:25, a motion to adjourn was accepted unanimously and the meeting was adjourned.