

MEETING MINUTES

Annual Meeting of the Mountain River East Condominium Association

Saturday May 24, 2008
At the Thornton Central School
Thornton, NH

The meeting was called to order at 9:30 AM by Acting President Tom Howe.

9:30 AM

Mr. Howe introduced Board of Directors: Treasurer Gerry Perry, Secretary Tim Duggan, and Web Site Manager Bob Hatcher (not present). Mr. Howe informed the membership of David Abjornson's resignation from the Board as a result of the recent sale of his property at MRE. Mr. Howe reviewed the agenda for the meeting and recognized Walter and Mary Ellen Bourque for the outstanding service they provide as Management Company for the association.

9:35 AM

Mr. Duggan presented a motion to approve the minutes of the 2007 Annual Meeting. Motion approved.

9:35 AM

Mr. Perry reviewed the past year financial results and presented the proposed next year's budget. He thanked BPM for their support in the budgeting process as well as their attention to detail in financial matters affecting the association. Mr. Perry reviewed the 2 significant fiscal challenges of the past year: additional snow removal costs at approximately \$8800 and pool area repairs at a cost of nearly \$4000. Mr. Perry stated that BPM capped the snow removal costs at \$8800 against a computed total of nearly \$12,000. In spite of these challenges, the Association was able to transfer an additional \$5000 to the Painting Reserve which makes up for the funds not collected in the missed billing cycle last year. Mr. Perry stated that collections are in good shape and that we will continue to monitor both revenue and expenditures closely going forward.

Mr. Perry presented next year's budget. The key points made involved increases in line items that traditionally increase – insurance, trash removal, electric, etc... Mr. Perry stated that we were able to maintain the current association fee levels by reducing the contribution to the reserve. Mr. Perry stated that barring any unexpected major expenses, he expects the total reserve (regular and painting) to be around \$90,000 by the end of the year – it is currently at approximately \$74,000. Mr. Perry informed the association that we plan to get bids for the minor painting and maintenance work that needs to be done

and we expect that work to complete this summer. A motion to accept the proposed budget was approved unanimously.

Mr. Howe discussed the current state of the Reserve Funds forecast and informed the association that he will contact former Board member Steve Murphy for assistance in updating the forecast to account for both the current condition of the complex as well as the change in cost for major projects in the forecast (pavement and roofs).

9:45 AM

Mr. Howe announced a vacancy on the Board of Directors resulting from Mr. Abjornson's resignation. He presented Joe Monagle as an association member who has expressed an interest in serving on the board and solicited other candidates from the attendees. No other candidates came forward. A motion to appoint Mr. Monagle to the Board of Directors was approved unanimously.

9:50 AM

Mr. Howe presented an overview of the state of the complex. He reminded the membership that exterior modifications to properties require Board approval and that specifications for door and window modifications are available from the management company. Mr. Howe reminded the membership of the following:

- Approval required prior to leasing a unit
- Dog owners must pick up after their dogs (except in 'Dog Walk' area)
- No glass at the pool
- Stickers for recycling are available (contact management company for details).
- No grills on decks

Mr. Howe reported that the Board will engage a roofer to inspect the roof system looking for any damage from the severe winter weather. This inspection should also give the association an estimate of the remaining life of the asphalt shingles.

Mr. Howe also reviewed Norm Vadenais recommendation on transferring to a different forester and informed the membership that the Board had taken this action.

9:55 AM

Mr. Howe opened the floor to comments from the membership.

Item 1: Owner Henry Saccocia requested a forestry update from owner Norm Vadenais. Mr. Vadenais reported that the association's land is 4 years away from harvest. He stated that the market for wood is currently down to the point where it would end up costing the association money to harvest if we were to harvest right now. Mr. Vadenais stated that there is no market for pulp or cord wood. He reported that he plans to hike and survey the association land with the new forester this summer. Owner Joe Burchill asked about access problems for harvesting. Mr. Vadenais quoted estimates from the last harvest in 1992 where the cost to build an access road was \$22,000. Mr. Monagle thanked Mr. Vadenais for all of his work on forestry.

Item 2: Owner Bernie Ferrante inquired about using the web site to list units for sale. Mr. Ferrante has tried several times to do this without success. Several owners

expressed interest in listing properties on the web site. The Board agreed to investigate this and report back to the Association.

Item 3: Owner Tom Faulkner inquired about companies or contractors who could replace the facing on his fireplace. Ms. Bourque is in the process of contacting companies for fireplace replacements and will respond directly to Mr. Faulkner with results.

Item 4: Several owners complained about snowmobiles on the property running at night going from Route 175 up into the back of the property. Mr. Vadenais stated that the biggest offenders are owners in building 7 riding recklessly. Board will contact the owner about this. An owner asking whether there were time limits for riding on the property in the by laws was informed that there are not.

10:10 AM

Motion to adjourn. Approved.