



Meeting Minutes
Annual Meeting of the Mountain River East Condominium Association
May 29, 2010
Thornton Central School
Thornton, NH

President Tom Howe called the meeting to order at 9:40. Also present were Directors Bob Hatcher, Henry Saccoccia, Fran Brough, and Norman Vadnais. Walter and Mary Ellen Bourque represented the Management Company (BPM).

Mr. Howe introduced the Board of Directors and welcomed association members with opening remarks and a review of the meeting agenda.

Mr. Howe acknowledged the excellent work BPM has done for the association.

A motion to approve the minutes was made and seconded by association members. Motion passed.

Mr. Saccoccia presented a financial report for FY10 and FY11 to present. He reported all items were within acceptable ranges. Mr. Saccoccia reported the association had reserve funds of approximately \$115,000 through March, 2010. An association member questioned the current accounting methods related to the operating budget repairs and maintenance line item and ongoing transfer into this item from the reserve account. Mr. Howe stated the Board would look into the matter. A motion was made to accept the FY11 budget, seconded and approved.

Mr. Howe presented an overview on the condition of MRE roads and parking lots. On behalf of the board he thanked association member John Rhodes for providing the Board invaluable expertise to guide the association on pavement needs. Mr. Howe described the entire maintenance project would entail three phases and projected costs of up to \$150,000. Mr. Howe reported the Board had approved proceeding with the first phase which would entail crack sealing and repairs of the road and all parking lots with special attention given to the parking lot at building 3 (which is in particular disrepair). The cost of this phase is estimated to be in the range of \$35-40,000. Mr. Howe reported the Board has decided to fund approximately half of this cost out of the reserve fund and the other half through a special assessment of \$250 per condominium unit.

Mr. Howe presented information related to bids for the repair and painting of the tennis courts. He stated bids were in the \$4000 to \$7000 range depending on the amount of repair and painting. Mr. Howe asked association member for their feedback on how to proceed given the ongoing expense of maintaining the courts. Several association member stated the have observed little use of the courts over the past years. A show of

hand by those present indicated approximately one half favored continued maintenance of the courts. An association member suggested the association repair and maintain one court and demolish the other to make space for other uses such as open space, bocce, horseshoes, or volleyball. This suggestion received backing from a good number of association members. Mr. Rhodes mentioned demolishing one court could possibly be done in the context of the road maintenance project. Mr. Howe thanked the members for their input and stated the Board will take the matter under advisement.

Mr. Howe reported on the condition of some of the asphalt roofing on the buildings. He stated BPM believes algae could be causing deterioration and roof replacement may be needed in the next five years or so.

An association member inquired as to the possible future value of a forestry harvest to offset future association expenses. Mr. Howe and Mr. Vadnais gave an update on the status of the forestry project. They reported that given the current depressed prices of lumber and the cost of building access roads the possibility of imminent income is not significant although the longer term may present possibilities.

Mr. Howe introduced the task of the election of two new Board members. They would replace Mr. Howe and Mr. Hatcher whose terms are expiring. Three association members put their names in nomination and by a hand vote association members Tom Robert and Alan Crowe were elected to three year terms.

Mr. Howe introduced open forum.

An association member inquired about guidelines regarding responsibility for wood deck maintenance. Mr. Howe stated owners were responsible for maintaining their decking. An association member asked whether there are guidelines as to the type of materials to be used to maintain or replace decking. Mr. Howe stated the Board will define such regulations and issue them to the membership.

An association member addressed some chronic drainage problems at building three. Mr. Howe stated the Board is currently reviewing possible solutions.

An association member inquired as to what the 3% increase in condo fees in FY11 is due to. Mr. Howe stated the increase is primarily due to a significant increase in the cost of the association's insurance. Mr. Howe stated the increase was significant in this, the third year of the contract and that the Board and BPM will be investigating more competitive prices when the policy renews in November.

An association member questioned the efficacy of applying the \$250 special assessment for road maintenance equally to all units. She felt the assessment should be levied according to percentage ownership as the condo fees are. Mr. Howe reported the Board will review the matter.

With no further comments in the open forum, a motion to adjourn was approved at 11:07AM.