



Minutes
Annual Meeting of MRE
May 28, 2011
Thornton School

Board Members Present:
Normand Vadenais
Tim Duggan
Fran Brough
Alan Crowe
Absent: Henry Saccoccia

Walter Bourque, BPM
Mary Ellen Bourque, BPM

MOTION:

1. FRAN MAKES MOTION TO APPROVE MINUTES OF SEPTEMBER 10TH ANNUAL MEETING. ALAN SECONDED. NORM INTRODUCES BOARD MEMBERS AND BPM MANAGEMENT. NO NEW CONDO OWNERS IN ATTENDANCE.
2. FINANCIAL REPORT GIVEN BY WALTER BOURQUE.
 - CONDO FEES ARE CURRENT. BANK FORECLOSURE ON UNIT 9 GOES UNDER -BAD DEBT (\$3,639.27)
 - SPECIAL ASSESSEMENT OF 50K WHICH HALF WILL COME OUT OF RESERVE.
 - NOTHING OUT OF ORDINARY FOR EXPENSES. OUR MONEY IS NOW IN MONEY MARKET NOT CD'S ACCORDING TO MARY ELLEN.

NEW BUDGET:

- POOL EXPENSES BROKEN DOWN.
- SIDING AND TRIM ARE NOW A LINE ITEM.
- TAXES
- INCREASE IN CONDO FEE IS 5K FOR REPAIRS/INSURANCE/ BPM'S CONTRACT.
- ROUGHLY A 2% INCREASE IN FEES.
- APPROVAL OF 2011-12 BUDGET- ALL APPROVED.

3. ELECTION OF NEW DIRECTORS:

- TIM DUGGAN FOR 2 YR TERM, TAKING OVER FOR TOM ROBERT. BOARD APPROVED THIS.
- STEVE CIRAS RECOMMENED BY TIM DUGGAN, STEVE GIVES BACKGROUND WHICH IS IN FINANCE. ALL APPROVED FOR 3 YR TERM.

TENNIS COURTS:

BOARD FEELS IT IS LESS EXPENSIVE TO REPAIR OTHER COURT FOR \$1,900 THEN TO TAKE IT DOWN, \$8,500. THIS REPAIR WILL FIX CRACKS AND PAINT THEM. ASSOCIATION ALL IN FAVOR.

BUILDING TRIM AND SIDING REPLACEMENT:

-NORM STATES WE WILL TRY AND REPLACE ALL BAD TRIM AND SIDING THIS YR. WALTER WILL GO OUT FOR BIDS. (WALTER HIRED CONTRACTOR FOR \$45 HR WITH HIS HELPER \$35 HR) THIS PERSON DID HIS ADDITION AND IS FINISHED CARPENTER. STARTED WORK JULY 5, 2011. COMPOSITE WILL BE USED IN PLACES THAT IT IS FEASIBLE.

-ROTTEN WINDOWS IN PAST HAVE BEEN REPLACED IN PAST BY OWNERS. QUESTIONED WAS ASKED IF ALLOWED TO REPLACE WINDOWS, NORMAN ALSO STATED THAT SLIDERS ARE OWNERS EXPENSE. THE BOARD HAS HELD THIS IN EFFECT FOR 22 YRS ACCORDING TO JERRY PERRY. TOM HOWE MADE SUGGESTION THAT IF CONDO OWNER KNOWS OF BAD WINDOW MAKE MANAGEMENT AWARE OF THIS. PETER DIFORTE SUGGESTS MAKING OWNERS AWARE OF THE BAD WINDOWS AND CHARGE UNIT OWNERS IF THEY FAIL TO PAY/REPLACE THEM.

-RUSS, UNIT OWNER AND LAWYER IN MASS, SAYS IN HIS LEGAL OPINION IF ASSOCIATION HAS FOR OVER 20 YRS HELD THIS PRACTICE OF HAVING OWNERS REPLACE WINDOWS, SLIDERS, SKYLIGHTS, THEN AN AMENDMENT TO MASTER DEED NEEDS TO BE DONE TO REFLECT THIS.

-MARYELLEN HAD INQUIRIES ABOUT REPLACING DOORS AND IS COORDINATING REPLACING THE TRIM. WALTER STATED TO LET HIM KNOW OF ROTTEN TRIM IN YOUR UNIT/BUILDING.

-WALTER STATED THAT 32 OF THE SLIDERS HAVE BEEN REPLACED BY OWNERS. TOM HOWE STATES THAT THE DECLARATION MAKES ASSOCIATION THE OWNERS OF WINDOWS, DOORS, SLIDERS, ETC; THUS THE NEED TO MAKE AMENDMENT TO DECLARATION.

-MARYELLEN HAS MINUTES THAT HAVE BEEN ACCEPTED TO PAST PRACTICE TO MAKE OWNERS RESPONSIBLE FOR THE UPKEEP OF THESE ITEMS.

-RUSS SUGGESTS GO THRU MASTER DEED AND SEE WHAT NEEDS TO BE REVISED, AND PRESENT AMENDMENTS. 2/3 OF VOTE NEEDED BY MEMBERS BUT COULD DO IT BY PROXY.

-NORM STATES THAT THE BOARD WILL CHANGE WINDOWS, SLIDERS, ETC AND ASSESS THE OWNER IF THEY DON'T RECTIFY THE SITUATION. WALTER SAID THAT THE OWNERS TASKED WITH THE RESPONSIBILITY OF THESE INSTEAD OF RAISING FEES FOR EVERYONE.

-ASSOCIATION ALL SEEM TO VOLUNTEER RUSS TO WORK ON AMENDMENTS.

FORESTY PROGRAM:

EVERY 15 TO 20 YRS SHOULD BE DONE. 1990 WAS LAST TIME.

2006 VALUE WAS 190K

2011 VALUE IS 130K.

25-30K CAN BE TAKEN OUT NOW. CLEAR CUTTING WILL PROVIDE MORE \$\$.

LEE JOHNSON IS NEIGHBOR WHO ALLOWED MRE TO USE HIS LAND TO PASS THRU AND BRING LUMBER OUT.

FORMAL VOTE TAKEN TO ALLOW ONE MEMBER, NORM VADENAIS, TO GO DOWN AND SIGN PAPERS TO BEGIN THIS PROCESS. ASSOCIATION ALL APPROVES THIS.

TOWN WOULD TAKE 10%, AND FORESTER (THOMPSON) WILL TAKE 15%. INTENTION OF FORESTRY PROFITS; GO BACK INTO RESERVES.

POOL PAINTING:

WALTER STATES POOL PAINTING HAS BEEN TOUCHED UP FOR NOW. WILL GET QUOTES TO PAINT ENTIRE POOL, WHICH WILL BE DONE AFTER LABOR DAY IN ORDER TO GET BETTER RESULTS.

PAVING (ROADS AND PARKING LOTS)

BOARD HAS DECIDED TO HOLD OFF AND DO PARKING LOTS AND ROADS ALL IN ONE SHOT NEXT YR. BUT BOARD STILL WANTS TO DO ASSESSMENT. 20 TO 24K ASSESSMENT. E UNIT (228.75) F UNIT 273.75 G UNIT 327.75 G+\$357.75.

YEAR FROM SEPT. 2012 IS WHEN BOARD LOOKING TO DO BOTH ROADS AND PARKING LOTS.

PETER DIFORTE BROUGHT UP BUILDING 3 LOT AND ITS PROBLEMS, EXAMPLE SWALE.

JOHN RHODES EXPLAINED SWALE AND WILL KEEP EYE ON ANY SINKING. ASSESSMENT STARTS IN JULY. 3 ASSESSMENTS THIS YR AND 4 NEXT YEAR. LITTLE MORE TAKEN OUT OF RESERVE TO DO PHASE 1 THAN COLLECTED.

NORTHERN PASS:

-TIM DUGGAN GAVE REVIEW NORTHERN PASS. HE STATED THAT WE ARE ON PRIMARY ROUTE. ALTERNATE ROUTES ARE STILL ON TABLE AS NORTHERN PASS HAS RUN INTO CONSIDERABLE RESISTANCE. THE RIGHT OF WAY IS 225 FEET WIDE ON OUR PROPERTY. TIM FEELS THIS IS GOING TO BE A LONG FIGHT AND THAT NORTHERN PASS HAS DEEP POCKETS.

-PAULA FROM BUILDING 3 FEELS STRONGLY AGAINST THIS AND WANTS TO KNOW WHAT OWNERS CAN DO. TIM ADVISED WRITING LETTERS TO BOARD OF SELECTMEN, CALLS TO STATE SENATORS, CALLS TO GOVERNORS OFFICE.

-ALTERNATE ROUTE IS TO BURY LINRD BUT WILL LESSEN THEIR PROFITS.

-FRAN MENTIONED THAT TIM DUGGAN ALSO DID OVER OUR WEBSITE, AND INFO ON NORTHERN PASS IS ON THAT AS WELL.

-PAULA SUGGESTED PUTTING SIGN OUT FRONT OPPOSING NORTHERN PASS, NORM SAID BOARD WILL TAKE THIS UNDER CONSIDERATION.

-TIM SAYS THE AVERAGE DISTANCE BETWEEN THESE TOWERS THAT POWER COMPANY WANT TO PUT UP IS 800 FT.

OPEN FORUM:

-TOM HOWE: "WALTER AND MARYELLEN DO A GREAT JOB WITH GROUNDS"

-MEMO SUGGESTED TO BOARD TO SEE WHAT IS ALLOWED TO BE STORED ON SLAB OUTSIDE UNITS, AS THINGS ARE STARTING TO PILE UP ON SOME.

-TOM ROBERT REMINDS EVERYONE TO PICK UP AFTER THEIR DOGS, AND THAT THERE IS A LEASH LAW.

-UNIT 1 OWNER MADE SUGGESTION TO FIND WAYS TO GO GREENER. BOARD WILL CONSIDER THIS.

-TOM HOWE ASKED BOARD ABOUT ADDING GARAGES. BOARD WILL LOOK AT THIS BUT WOULD NEED 4 PEOPLE WANTING THEM.

-PAINTING TRIM THIS YR AND LOOK AT PAINTING BUILDINGS NEXT YR IF NEEDED.

MOTION TO ADJORN AT 11:40 BY FRAN, SECONDED BY ALL.