



2013 M.R.E. Labor Day Meeting

MOUNTAIN RIVER EAST LABOR DAY MEETING

AUGUST 31, 2013 9:30 AM

M.R.E. POOLSIDE

B.OD. TIM DUGGAN, NORM VADENAIS, STEVE CIRIS, MATT SIEGEL, ALAN CROWE.
MAD RIVER PROPERTY MANAGEMENT: MELISSA TUCHON

Tim Duggan welcomes new owners, units #69 which bought in November, and Unit #78 Nancy Burns, which bought two weeks ago.

Tim mentions that the MRE and the grounds have never looked better and thanks MRPM for job well done.

FINANCIALS:

- Matt Siegel, treasurer, goes over spread sheet. He states we are currently at 42% of our budget which is in line with our yearly forecast. We are over on grounds budget, mainly because we needed to re-seed areas around facility that needed help. We are under budget however on the building repairs.
- MMR (Major Maintenance Reserve) Pool assessment funds will go in all at once. We should end up at end of fiscal year with around a \$105k surplus.
- Matt states we currently have \$5k in receivables and urges everyone to pay their condo fees in timely manner.
- The timber tax shown in spread sheet is for last year. Tom Faulkner asked about putting lien on units which are delinquent. Tim states that yes we do that only after certain steps have been taken. Lien law changed so you can recoup condo fees as long as it is within 6 months of being late.
- Jeanne Campbell states that the friendly reminder that MRPM provides is a good thing for overdue condo fees.

FORESTRY UPDATE:

- Norm V. states this is last update for forestry timber cut for another 20-25 years. We all are in favor of Norm handling that again when time comes around!
- Norm informs us that MRE has netted around \$32k from timber cut. We had forecasted around \$20k. Norm states that berms will be put in and bridge also will be constructed near waterfall. With this cut and the first one, also handled by Norm a few years back, the association has netted around \$115k with both harvests. Tim states and members second it, a ***BIG THANK YOU TO NORM FOR ALL HIS HARD WORK!!!!***

CONTRACTOR RELATIONSHIPS:

- Tim states the association/board is trying to develop relationships with good, quality vendors so the members can have a resource to go to in case they need work done. Tim cites Alan Mann, master carpenter, Jeff Dow, electrician, and Reese, plumber, as examples.
- Unit #14 owner, Sandy states they used to be on website. Tim agrees and will make it a point of adding the vendors to website.

TRIM AND SIDING REPAIRS:

- Tim states that a lot of water was getting behind framing. 3' above ground the siding was replaced with plywood. All trim is being replaced with PVC as needed. No paint, repair ever needed with PVC. Buildings #3, 4 and 5 needed lot of work. The goal is to have all exterior repairs done on all buildings by this fall.

PAINTING:

- Tim states that four buildings will be painted this year and then four next year. The painters have been indentifying rotted trim missed by A. Mann, who then goes and puts PVC on it.
- #63 owner states he has leak in his unit. Tim says speak to him after meeting, we will have Mann look at it.
- Question asked about decks. M. Tuchon states owners should lightly sand the landing, and then paint them. The color the painter used on exterior of deck is driftwood grey from Rand's?
- Peter Diforte asked if decks have been undercoated. M. Tuchon states affirmative, they have been.
- Tim states the goal is to get on rotating paint schedule for buildings. In future we would like to paint two buildings a year with a 5 year schedule. Rick Tuttle is the name of the painter we are using and the association is happy with his work so far. The doors/jams were also included in painting.
- The board did not feel spending an extra \$2k to paint the deck flooring was good idea.
- Phil states he used Trex™ decking on landing and came out very well.
- #76 Ken states that his windows were painted shut. M. Tuchon will make list and have painter fix this.

Updated Rules:

- Tim states a copy of the updated rules were sent out this spring and he is happy to report that for the most part rules were being abided. The board thanks the membership for this.
- Pete D. asks about fines, whether they are enforceable/legal? Tim assures him that we will research this issue, if it comes to this point.

Condo Docs:

- The board has identified a lawyer in NH to modify the condo docs. The cost of the lawyer is \$1k. The docs will represent changes in practice of the way things operate at MRE. Target date end of yr.
- Russ Chernin, unit owner, lawyer, says this is a good price.
- Pete D. asked for set of condo docs be stamped and put on line/website? Pete says $\frac{3}{4}$ of membership have to approve changes. Codes need to be spelled out.

Hot water heaters:

- Tim states that any hot water heater over 10 years old needs to be replaced. The management company has identified 40 of them that need to be replaced. Only 16 so far have been done with 2 scheduled. Squam Lake is the vendor doing the work and is very reasonable. Price of the units depends on the warranty you choose. The Marathon water heaters have long warranty but are tough to fit in units. Pete D. says you have to take out door jams for 1 and 2 units.

Fireplace repairs:

- M. Tuchon states that out of the 16 or 17 that needed to be repaired only 6 or 7 are left.
- Chimneys will all be inspected. Then in future, $\frac{1}{2}$ each year. Chimneys that need to be cleaned will be at owner's expense.

Dryer vents:

- Tim states that owners are doing them. We the board will accelerate the process. Unit #25 owner concerned about the length of dryer vent. Norm educates him by informing him the vent can run a maximum of 25' to be effective.

Roofing:

- This has been looked at by Board Member Crowe and Norm in terms of pricing and alternatives.
- The roofs currently have 2 layers on them. If we were to use regular shingles we will have to strip the 2 layers. However, if we used metal roofing, the 2 layers could stay on and have double the life expectancy.
- Rough price for this work would be in the \$200-\$300k range. This is not something the board is anticipating in the next year but few years down the road.

Weekly Winter Checks:

- Melissa and Guy are the only ones who conduct the weekly checks from Nov. 1 to April 1st. The temperature in the kitchen and bathrooms will be at minimum of 50 degrees. MRPM will ensure this. This is for insurance purposes. Tim says snow removal is a 24 hr job at MRE so let MRPM do their job.
- MRPM will get list of vendors for firewood service. Russ reminds MA owners DO NOT bring your wood from home.

Northern Pass:

- Tim states project was never stalled. They didn't have route they needed so they were forced to try and buy land. Hydro Quebec is not doing well in trying to acquire key pieces of land needed to make the route. They are, however, trying to convince people they did. They are looking at using 8 miles on side of road to complete route. Forest society has dug its heels in and refuses to sell key pieces they need. Tim urges to donate to Forest Society. Tim says delaying the process is about best we can hope for. Natural gas keeps getting more plentiful, which helps our cause. Vermont Yankee is closing. PS&H is also getting close to bankruptcy.
- In Politics, Representatives are looking at Northern Pass as a way of getting at Democrats. In terms of revenue, PS&H gets all revenue but if it has to bury the lines then state gets \$\$, which hurts PS&H's bottom line.
- Paula and Charlie, unit owners, ask if it's a good idea to switch from PS&H to NH co op. Tim says it is good idea to switch to smaller companies.
- Sandy Cooper asks about the real estate values of MRE should these towers go up. Northern Pass would lead you to believe they would go up but many feel this is untrue and values would plummet. Nationwide, these towers are commonplace to pop up.

Open Forum:

- Chris Freeman, Unit #9 owner asks the status of road paving. Steve Ciras, who was overseeing that project, states for the time being MRE is going on the advice of Pike Industries, which did original paving. They say roads and driveways are structurally sound, and intact.
- They recommend just crack seal in places that need it until there is real problem.
- Phil asks is seal coating would be an alternative? Tim and Fran Brough both state that experts confirm that seal coating does nothing but harm pavement because it does not allow it to breath once covered and it dries up.
- Pete D. wants a plan in place in future for taking down trees that are deemed dangerous. Pete was certain that a tree should come down behind his condo as he had deemed it unsafe. A branch from this tree came down on his patio this spring. Due to this incident Normand V. brought the local, professional forester in to observe this tree. The forester's Professional opinion was the tree was no threat to condos and in fact, if the tree were to fall, it would fall the other way, towards the woods. The board, as in most cases, goes by the opinion of the expert in the field when rendering a decision on such matters. As such, we deemed it not necessary to take down said tree.
- Sandy Cooper Unit #1 owner states pool looks great, and was any chance we could keep open for another month? Tim states it is cost prohibitive, however, bring it up at May meeting to possibly budget it for next year.

Motion to adjourn at 10:50 by Tim, seconded by all!