



Minutes
Labor Day Meeting
August 30, 2014
Thornton Central School

Board Members Present:

Timothy Duggan
Steve Ciras
Nomand Vadenais
Matt Siegel
Alan Crowe

Management Company: Melissa Tuchon

Agenda:

- 9:00-9:30 Coffee and Goodies Social
- 9:30 Welcome by the President

Condo Document Amendments Declaration:

- Originally 3 buildings then 2 more buildings were added. The final 3 buildings were added and the final amendment got the G units wrong, they named them G+. Thus the total came out to be 106%.
- Our attorney advised us that by law, changes can only be made by; 1. Size 2. Equal 3. Market value.
- Tim explained that by market value makes the most sense and makes very little change to the condo fees.
- If we correct the errors in the Declaration we would have something that is defensible in court.

Tom Falkner made motion to vote on this, all seconded.

Results: Overwhelming in favor, Declaration change by 2/3 vote.

Financial Update:

- Operating Budget July 2014: Income is at 50%, based on quarterly billing. We are assessing \$30k a year for roofing project (8 year forecast)
- Expense side: 1/3 of way through and we are right on target. Operating budget also right on target.

- MMR \$92,535.28 in Reserves. Transferring in \$25k, to bring up to \$117,538. Expenses: \$62,946.40. Projected to have \$93k in reserves. We have our funds in money market account at Citizens.
- Joe asked if we are done with Alan Mann, “Yes for the most part.”

Tree Planting:

- Screening trees buildings 7, 8 and 1. These were put up in due to complaints from owners regarding the mess that is next door. These trees will provide screening not only for owners but for guests coming up onto our property.
- A Connecticut company charged us \$59.99 per tree delivered/installed. We will be having 2 truckloads, 75/75 for a total of 150. The 1st truckload was fine, the 2nd had brown tops. The company will replace the 2nd 75 trees. 15 will be no cost and the rest will be \$15 each.
- Paula asked if they add extra soil. No, just dug hole and planted them.
- Pete asked why not install fence as opposed to expensive trees. We talked with the Management Company and they will be 5’ from road, and that will allow room to plow. A fence would cost \$150-200ft. We will be installing 500’ of trees.
- Joanne Howe states this is wonderful idea and thanks the association.
- Tim states we are losing trees to diseases therefore we are cutting trees down and leaving stumps. Need to clear stumps out.
- Norm and Steve state that they will replace 6 trees that have been taken down and add 17 or 18 new spots, mostly in the middle and entry way.
- We have 300 acres and Norm and Steve will tag some and try to plant them. They are going to try and get birch and maple from the back starting in the fall and continue into spring. Plan to use fertilizer spikes, 1 spike per tree.
- Sandy asked if trees will be thinned out. No, we want the screening trees to grow and they will be 8’ from the property line.
- Pete asked about grooming trees and pine needles on building #1. Melissa states that roof cleaning is done but not during the summer because of wear on roof. Pete thinks fire hazard on building #4.

Trim & Siding Repairs:

- Tried to get everything done before painting. This year we did pool house and garages for trim and utility doors all replaced. Also looking at wood bins to replace. Trim is coming in lower than expected, particularly due to the PVC which eliminates rot. The long term budget goes down for repairs because of this (PVC trim).
- Building #5 was painted twice, (second at no charge) because the 1st time it was different color. All resident buildings have been painted. Next year the garages and half of the small buildings, then the other half. Then we will go on schedule of 2 resident buildings per year and continue this pattern. This will allow set cost.
- Pete: concerns with carpenter and also concerns with painter is substandard. Tim states work was inspected and then contractor paid. Jeanne Campbell states her window was painted shut and she informed the management company and it was taken care of right way.

- Unit #6 asked about flooring on decks to be painted. We decided that \$800 was too much and advised owners can paint themselves.

Hot water heater replacement:

- 43 have been replaced over last 18 months. This is 10 year cycle.

Fireplace repairs:

- Two of them need to be repaired. Chimney/fireplace inspected by Association. If it doesn't pass inspection then owner needs to get repaired.
- Pellet, gas and kerosene require annual inspection by qualified professional to determine if fire hazard. Fire department looked at wood stoves. Waterville Valley lost building due to fire in woodstove. Owners Responsibility.
- Chimney cleaning is owner responsibility.
- Mike looking for simple form to have so the Fire Chief can fill it out. Unit #14. Phil said it's a letter from fire chief. Melissa will contact him. Joe: assume inspection will tell if chimney needs cleaning.
- People who live/about MRE have had fires in Dec. and in June, both times losing control of the fires. Fire trucks come up our driveway and then turned around in our field, causing damage. The insurance claim netted the association a check for \$1,668.00

Winter Heating Rules, etc.:

- Weekly checks by Melissa or Guy. Heat is set at right level, water is off. Kitchen/bathroom both set to 50 degrees. They take measurement to determine temp.
- Snow removal is a 24/7 job.
- Fire wood can be done by Tuchons and they will bill you. If you have an empty bin, they will fill and bill.

Northern Pass:

- Not much going on. N.P. supposed to draft environmental impact. July 9th presentation to town administrator of Thornton. The impact study is due by the end of the year.
- Senators and Congressman asked Dept. of Energy to look at Alternatives.
- Russ: open meeting law, freedom of info law. Ask lawyer to get N. P. presentation material. NH right to know. Presidential permit did they get it? It is required because its lines cross the US/Canada border.
- #6 owner asked if they would go where lines are now. Yes, 135' tall and 93 south has them now.

Open forum:

- Joe Burchill asked, based on usage of renters and full time residents if they use trash or power more. Matt states that roughly 6% of budget is septic/trash/water/well. Roughly 2 full time residents per building. Tim states that

it is a complicated formula and would be tough to figure. Paula states that it is much of a variable.

- Tim asked for a show of hands if anyone is interested in pursuing this further, only 3 people raised hands.
- Sandi Cooper asked about keeping pool open extra weekend. Alan answered that it is roughly around \$360 plus chemicals for the week. Motion made to close on Tuesday, all in favor.
- Pete: Brought up late in 2010 stairs on building 3 and 4 probably do not meet code. He suggests stairs get fixed, half stairs not there.
- Fireworks: Police them after July 4th. Tim states that regulations are that fireworks not within 250' of buildings. We can't be Condo Cops. Thornton P.D. is open 8 to 8pm. State Police after that. Town Selectmen backed down when asked to revisit it.
- Joe acknowledged that the board has a tough job.
- Tom Howe spoke to the members present: We love the condo association and the work they have done. He states as a former board member/president, he has never seen a Board of Directors work so very hard. He states, it is the right of everyone to question the board, but the erroneous accusations, inaccurate statements and sending of emails to the rest of the association is just wrong. He requests to be taken off that email list as do all the other association members. Tom suggested to other association members, specifically those who are not happy at MRE TO VOTE WITH THEIR FEET!!!

Norm presented Tim with plaque on behalf of the association for all his hard work and dedication to the association.

Motion to adjourn made. All in favor.

Meeting Adjourned