



Minutes
MRE Labor Day Weekend
(Informal Meeting)
September 3, 2016 9:30am
Thornton Central School

Board Members Present:

Timothy Duggan President
Steve Ciras Vice President
Nomand Vadenais Forestry/Special Projects
Alan Crowe Secretary

Absent: Matt Siegel Treasurer

Mad River Property Management: Melissa Tuchon

Introduction- 9:30 A.M.

Financials/ 2017 Budget

- Tim Duggan states that there have been no extraordinary expenses so far this budget year. We are on or under budget in most areas. We only have 5 accounts overdue, of which 2 will receive lien letter with October invoice. Tim explains that lien process is in place by policy for any account 6 months overdue. Tim states that we, the association, remain first in line, in worst case of foreclosure to get paid.
- We are still aiming to do association roofing project in years 2020, 2021, 2022, with over \$60k collected so far, with a goal of about \$300k to do all the roofs.

Rental Restrictions:

- Tim shows slide of the Declaration By-Laws, Charter page 7, (H) (i) No Unit Owner shall occupy or use his Condominium unit or permit the same, or any part thereof, to be occupied or used for any purpose other than as a private residence for the Owner and the Owner's family, or the Owner's lessee or guests. This section shall not be construed to prevent an owner from renting or leasing his unit for residential purposes, subject to the restriction that no such renting or leasing shall be for a period of time **less than 30 days** and, further, subject to the condition that any such renting or leasing shall be accomplished by a written rental agreement or lease.
- Short Term Renter issues just this summer include, but not limited to;

broken pool gate, tennis court net vandalized, culvert rocks on lawn, rocks thrown in the pool, noise at the pool waking residents up at 2 am, dog waste bag dispensers vandalized, more than 2 cars per unit, dogs left alone (not supposed to have dogs period), rollerblading on tennis courts, pool furniture damaged, yelling and swearing at residents, more than 10 people in unit, fireworks in building parking lot.

- In general, short term rentals have in the past not picked up dog waste, broken into pool house, fires on lawns behind units, fireworks and their remnants, trash in ash cans, trash outside units, police response, suspected overdose, stolen property, wood taken from wood bins, unattended toddlers and damage to guardrails.

We as a board respond to every complaint.

- Tim shows letter from one owner, with name redacted, complaining about multiple short term renters in the unit next door.
- Steve Binder and Joe Ellsey present their proposal to change the Rental Restrictions, by eliminating the 30 day minimum stay. They give handout to everyone documenting their pros and cons to current by law, and also document their proposal to change it. They explain their side, Steve is owner less than 2 years, but did not buy for express purposes of renting, however, job loss created hardship. Joe Ellsey bought in May with the idea of using condo for rental income. Both admit they did not have any idea of the 30 day minimum stay, as Joe Ellsey would not have purchased at MRE. Both state maybe change minimum age of renter to 25, both feel this 30 day clause limit your potential buyers.
- Nancy Burns states she has been on both sides, having rented her unit out, and now doesn't want to after seeing the list of damage caused by renters and also the limited amount of money she actually brought in.
- Tom Howe thanked the gentlemen for their presentation but notes that every problem on the list presented was due to short term renters and this is not the place for them.
- Ken Unit 76 has been owner here 4 years and the reason why he purchased here is because short term rentals are not allowed.
- Lori Unit 21 states that while she appreciates the gentlemen's proposal this is her home for the last 9 years and she saved up so she could live here. She has witnessed all the bad of the short term renters and she would propose a minimum of 6 month stay.
- Phil Unit 42 has owned 8 years and they come up here because it's quiet and is their escape. He asks what if we all rented out? Would place be as nice?
- Kim Ellsey, wife of Joe, states that they owned unit in Lincoln for past 5 years and had no issues. She states they intend to use their unit in winter and rent in summer. She is a realtor and warns that you cut out a good segment of potential buyers by not renting to short term.
- Unit 45 states she doesn't come up very often and suggest making list of short term renters that have been problems and not allow them back.
- Diforte Unit 31, states there needs to be 2/3's of the owners that want to change the by-laws and vote to change, and this can be done at the annual meeting.

- Cooper Unit 1, thanks everyone for their opinions.
- Unit 53 complain that they lost a potential sale of their unit because the buyer found out there is no short term rentals allowed.
- Informal poll of people in attendance who would entertain changing the by-laws, only 8 raised hands.

HB 353

- Changes to the NH Condominium Act may require changes to by- laws. In general, the act is to bring more structure and make boards more accountable. Our attorney is being consulted on this. Act gives 2 years to comply and it doesn't look like any major changes for MRE.

Painting:

- We have a painting schedule in place at MRE, so we only do 2 main buildings per year, this spreads out the cost and also limits our exposure if we did not like the work.

Dog Registration

- Our grounds are a lot better with less dog poop being left. The board feels this is because the dogs are now registered with MRE, making owners more accountable. We currently have about 60 dogs registered. The dogs can be off leash in front field. \$25 fine for unregistered dogs.

Winter weekly checks

- The weekly winter checks will start November 1st and make sure water is shut off and heat is reading 50 degrees in kitchen and bathroom.
- Fire wood can be purchased from MRPM.

Parking at MRE

- 1 Vehicle per unit in smaller lots, buildings 5 and 8. Preserve space in front of unit for unit owner's vehicle. Use open space in larger lots for additional vehicle, renters 2 vehicle maximum and please try and be good neighbor.

Open Forum

- Cooper Unit 1 has book with people who signed it at pool requesting pool extended to be open past this weekend. Board will look at financials to determine if possible. Show of hands, indicate positive to extending one week. Later that day, the board votes to extend one week.
- Lori asked if she could take her service dog in pool area just so she can sit and listen to waterfall.. All agree.
- Someone asks if vendor list is still on website, yes it is. Owner can change own door locks, just have to give spare key to MRPM. The Board and the Association thank MRPM for their great job on the grounds/pool area.

Meeting adjourned 11:11