



Minutes  
MRE Memorial Day Meeting  
May 26, 2018  
Thornton Central School

**Board Members Present:**

Timothy Duggan President Unit 24 May 2011  
Donald Russo Forestry/Special Projects Unit 4 May 2018  
Alan Crowe Secretary/Mayor Unit 8 May 2010  
Scott Robitaille Treasurer Unit 10 Sept 2017  
Steve Ciras Vice President Unit 67 May 2011

Mad River Property Management Company: Melissa Tuchon

Electronic Delivery of Annual Meeting Material

- \*Over 75% Participation in second year
- \*Savings of Approximately \$75 in Printing/Postage
- \*Reduced Association's Environmental Impact
- \*Thank you

Collection for Liberty House of Manchester taken. Raised \$293.00

**Agenda:**

Coffee and Goodies Social  
Introduction of New Association Members  
Approval of the 2017 Annual Meeting Minutes  
Financial Report for 2017-2018  
Budget for 2018-2019  
Long Term Capital Planning  
Insurance Policy Options  
Painting  
Lawns and Grounds  
Water System Repairs  
Trash and Recycling  
Dog Rules and Dog Registration  
Parking Issues  
Updated Alternative Heating Guidelines  
Election of Directors  
Open Forum  
Adjournment

## Introduction:

Welcome from President, and thank you to MRPM for their excellent work.  
\*31<sup>st</sup> Annual Meeting for MRE.

## New Association Members:

\*66

\*36

\*22

\*13

\*47

## **Approval of Minutes for 2017 Annual Meeting**

Motion to Move to Approve, all in Favor

## **Changing Demographics of MRE:**

25 full time members

6 seasonal

49 weekenders. 61%

4 more full timers since last sept. this is the trend.

Jerry asked if put more of the costs on full timers. Steve C. says variable costs are not significant. Russ C. says not sure condo laws would allow anyway.

14% of original owners still here.

5% owners have owned for over 20 years

32% owners have owned for between 10-20 years.

Half have been here less than 10 years.

36% under 5 years.

Mean is 11.5 years of ownership

169 ownership changes since MRE inception.

5 ownership changes a year is the mean.

123 miles is the mean driving distance for owners.

1 unit has changed hands 11 times.!!

## **Financials: 2017-2018/2019 Budget highlights**

- FY2018 Expenses came in slightly over budget, due to cable fee increase.
- We have no condo fee increase again.
- FY2018 Income came in Over Budget
- Increase in our Insurance due to claim being filed.
  - Roof and regular reserve in great shape
  - No extraordinary operating expenditures Anticipated.
  - A/R- No Liens (6 months), Less than \$4k outstanding.
- Maybe difficult to avoid increased condo fees in FY 2020

- The association has no debt and no debt servicing costs
- Waste Management new contract with weekly pickup at the same cost as bi weekly.
- Motion to approve current budget- **All approve**

Both Tennis Courts have had cracks filled with acrylic and resurfaced. Saved over 25% over market costs by vetting vendor out of Massachusetts.

### **Water System Improvements**

Changing demographics present water system challenges

2 wells, each over 500 feet deep. Both drilled when complex developed.

Well #1 is producing enough water to meet Demand

Well #2 was fracked in Sept 2017. Complete success. Now producing at rated level.

Our water is tested quarterly by the state.

Individual/building shutoffs are tested annually. The well house is heated in winter months.

### **Painting:**

- We now are locked in to 2 year contract with vendor.
- Going to pick the 2 buildings that need it the most this year.

We will be regrading some garages to eliminate the water issues at the door of them.

Roofs are due to start being done in 2021

Thinking about either metal or regular roofs.

Trail Maintenance continues as Steve Ciras continues marking trails with signage.

Our Reserve Money is held in Savings Accounts.

Tree Replacements Continue as Steve and Melissa work on that.

Replaced pool pump in deep end done this week..

### **Insurance:**

Increasing around 5% a year. The insurance is for reconstructing the unit/building to original condition

The deductible on association is \$5000, 1988 dollars equates to \$10,000. Small claims and our prem. Go up.

The Board wants to increase deductible, so we can lower premiums and have less claims.

Personal property/Improvements/and association deductible are what your personal insurance should cover.

An example was water heater leak.. Cost \$8k in damage. Claim filed. More expensive to fight claim then just to pay it.

Pete Diforte supports increase in deductible. Asks about mold clause.. Bod will look into.

### **Property Improvements.**

Road Sign replaced, and the trees around pool area all trimmed back and up. Tree company wanted to take down 12 trees. We agree to take 6 of them down. Trails all marked. New pool signs to be put up. Pool house is going to need venting and we are getting price for flag pole for front lawn area at entrance.

### **Building Maint. And Repairs Complex is 31 years old**

2 Sliders need to be done.

24 owners have windows that need to be replaced. 20 have been done.

All walkways and steps will be evaluated for safety.

Be aware of replacement windows. Bad experience with Granite State Glass.

MRPM is preferred contractor for windows.

Trex is ok for flooring on decks. Must match color. Rand hardware has the color for these decks.

Chimney Inspections every other year. Some get yearly inspection. Wood/Pellet owner is charged for inspection. Propane and kerosene it is owner responsibility. July inspections this year.

### **Water Contract Renegotiation**

Since 1990 MRE has supplied water to white apartment building below us, which paid for garage for the management company. The contract ran from 1993 to 2003 and then extended for 25 more years. Now due up in 2018. Need to determine or estimate how much they use to come up with fair price. Pete D states that there are 5 units that use the water. But there are no meters that determine the usage. If they don't like our pricing, we could always discontinue providing and have them dig own well. Owners at meeting seem to favor to let them get their own water. We charge \$1400 for yearly water use. We will send them proposal shortly.

### **Dog Rules and Registration:**

Over 60 dogs registered last year.

2017 dog registration form on MRE website.

2017 registration is due end of June

No dogs allowed in leased units without BOD approval.

Problems with dog waste cleanup in winter months.

Responsible Owners/ cleaner Grounds

New off-Leash area in the front field near power lines.

Streamlined Registration due at end June, just need proof of registration from your Town

### **Parking issues:**

- 1 Vehicle per Unit in smaller lots
- Preserve Space in front of Unit for Unit Owner's Vehicle
- Use open space in larger lots for additional vehicles
- Renters have 2 vehicle maximum
- Please try and be a good Neighbor

### **Well House Insulation Project**

Cost \$2k a year to heat the well house. Cost of spray insulation is \$2k. Expect to save 500-1000 a year in heat savings. 2-4 years be paid back. The money for insulation come out of MMR

### **Election of Directors.**

Scott taken over from Matt who moved to Waterville and will be Treasurer.  
Don will take Norm's spot over as Norm is selling. All approved.

### **OPEN FORUM**

Jim from #64 asks we evaluate septic systems. Yes, ongoing inspections are done, and everything looks good.

Septic systems have 2 independent systems per building. Tested every year. Slow running drains, try enzyme based cleaning by zep.

Over 60 dogs registered last year.

IMPORTANT to note, one dog was revoked permission to be at MRE.

Rule change: Vehicle must be moved to later that noon the following day of snow storm.

Pete D. says he is concerned about putting flag pole out front near our sign, because it will have to have light and be cared for. Tim assures Pete d we have thought of that.

Gerry stood and acknowledged how much Normand V has done for association and will be greatly missed as a board member and a friend. He was given trail marker with his name on it by Steve and Marge was given coffee cup and gift certificate.  
BOTH received a standing ovation.

Motion to adjourn at 1200. Jerry made motion, seconded by crowd.