

Minutes of the Annual Labor Day Meeting September 2, 2001

The Annual Owners' Labor Day Meeting of the Mountain River East Condominium Association was held poolside for the purpose of informing, discussing and addressing the continuing business of the Mountain River East Condo community.

Board members Rich McDonald, Norm Vadenais, Mike Powers, Tom Faulkner, Bill Porcello and Real Estate Coordinators (also known as the Management Company) representative Herb Ingram were present. Attendance list of other owners attending is attached.

The meeting was called to order at 9:10 am. The agenda for the Meeting is attached for reference.

1. **Finances.** Tom Faulkner presented a progress report on year to date Finances for the fiscal year starting April 1, 2001. No unusual expenditures were reported. We are on budget going into the fall and winter seasons. Reserves are approximately \$106,000. There appear to be no reason to tap reserves this year.
2. **Hot Water Heaters.** Mike Powers noted that older model Hot Water Heaters (such as the original ones installed at Mt. River East) have an effective life of 8-10 years. Beyond this time, there is a possibility of unit leakage and rupture due to corrosion at the bottom of the tank.
 - a. Herb Ingram concurred and noted that three Hot Water Heaters at the Village of Riverbend had major leaks this past year. The Directors will work with the Management Company to survey the 80 units to determine the Hot Water Heaters that have not been replaced. Owners will be advised accordingly.
 - b. For the record, most G Units (3 Bedroom have 40 Gallon units). Replacements for many units have been contracted with Walter Bourque and the costs have been between \$450 and \$500. The safety valve on the water line should also be replaced at the time of installation of a new heater.
 - c. It was noted that the NH Electric Co-op is offering a Hot Water Heater Program. There may be problems with the actual physical sizes offered by the Co-op. The Management Company will check and advise on the benefits of the program.
3. **Water Supply shut-off.** Mike Powers noted that it is critical for non full time owners to shut off the water supply when they leave for extended periods to prevent damage in case of a leak in their absence.
4. **The Exterior Light Program** will be started this fall. The Owners chose to replace the single entrance fixture with new ones. The old fixtures will be examined and stocked for use for replacing rear fixtures. Currently, we think there are about 6 fixtures inoperable. Mike Powers reported that our current fixture (antique brass with transparent globe) is no longer made. The preferred fixture will still be a globe, but it will be translucent, and the body of the fixture will be white. The rear fixtures will be replaced over the next 18 months.
5. **Sliders.** At the present time, 5 unit owners have replaced their sliders. The units are four 3-bedroom (2 each) and one 1-bedroom unit; total slider installations are nine.
 - a. As documented in previous condominium documentation, sliders are the responsibility of the unit owner to repair or replace if they cause damage to another owner's unit, cease to operate properly or rot away. Past discussion centering on the point that the slider is part of the exterior wall and therefore a condo maintenance issue has taken place in the past. The simple explanation as to slider expense being each Owner's responsibility is that there are 16 sliders per building, 8 buildings in all, for a total of 128 installations. At a budget price (conservative) of \$1600 per

install, this would represent a potential expenditure of \$204,800. If this cost were amortized over a 15-year period, the condo fee would be affected by \$20-35 per month (depending on the unit) over a fifteen-year period, without any factor for inflation. Our present condo fees never included expenditures of slider replacement. Therefore, any owner disagreeing with the present scenario needs to entertain the option of a special assessment to create the funds. The reserve account is for projected and planned items.

- b. Slider replacements have been specified as units manufactured by Andersen, Pella, Marvin, or Weathershield. Each of these manufacturers has a contemporary style door model (color white) that fits the opening (doors are nominally 8'-0" by 6'-8"). French style doors are not preferred due to the larger bottom panel size that is inconsistent with the overall exterior look. Grilles internal to the glass of applied are also not allowed, neither is tinting. Otherwise, each owner is free to select door options within each manufacturer's menu, which is usually extensive. Pella Doors and Windows of NH has done the installations to date because they install their product. They do an excellent job, but are pricey. The other manufacturers do not offer this program. Therefore, owners need to make their own subcontracting relationship if they do not use Pella.
- c. Herb Ingram of the Management Company has prepared a memorandum (attached to these minutes) to all condo owners with a comprehensive program of repair and replacements. We believe this program will help in many of the areas of concerns.
- d. Some of the issues with water damage are also the result of flashing at the deck level. This will require a carpenter to repair. Several owners asked whether or not a gap could be made between the deck slider at the second floor deck level. This may be done for drainage purposes. Please note that water will splatter on the lower door. It was suggested that the two bedroom units check with their one-bedroom neighbor first.
6. **Cable TV.** The complex now has an expanded set of channels. Owners who have a recent model cable ready TV can now program the additional channels. Those who have cable boxes should exchange box for a new digital box at the Adelphia Cable Office, which is adjacent to Campton Video. So far, there have been no changes in fees.
7. **Alternative Heating.** Two units have K-1 heating installations and one has a gas fireplace (Total fireplace and flue replacement). A second gas fireplace (insert) is being installed. At least two units have wood stove insert with replacement flues. Stove inserts are not part of the alternative-heating program because there is no cosmetic outside construction. The Board will work with the Management Company to review the process. One owner asked if approximate prices of the various installations might be given for decision-making purposes. We will try to do so and communicate this to the Owners. Please contact a Director or the Management Company if you have any questions on the program.
8. **Wood.** Wood will be very expensive this year, about \$100/chord. There was also the annual caution about burning wood to heat any unit continuously. There was a fire last year at Mountain River across the street. The original fireplace assemblies cannot sustain 24-hour heat buildups.
9. **MRE Web Page.** The Board will evaluate the construction of a web page for use by the owners. The page would allow instantaneous posting of e-mail communications, sales, condo documents, etc. Costs are a concern, especially annual maintenance and who does the maintenance.
10. **Winter Pool Cover.** The Board will request the Management Company to have Walter get a quote for approval of a pool cover to protect the pool during closing.
11. **Heating the Pool.** The Board will research the cost of adding a pool heating system to the pool. This appears to be critical given the major use of the Jacuzzi by small children, causing it to become a "kiddies pool". There was also a complaint that the Jacuzzi was not hot enough for adults. This is primarily a result of the pool being much too cold for

most people to use it. If the heating cost and operation is reasonable, more information on a preferred alternative will be forthcoming.

12. **Pool Furniture.** We will clean the present pool furniture and add more for next season. The issue of adding a couple of tables to the pool area was deferred until the Annual Meeting in May 2002.
13. **Trim work.** Many owners noted issues with trim paint. Herb Ingram noted that the painter would be back in October for remedial painting. Please contact Joe Saad at the Management Company if you have a serious concern.
14. **Miscellaneous.** Several remarks were made for the record or for consideration. There are still folks walking through the tennis courts, can anything be done. Can the former trash sheds be converted into some kind of storage for skis, etc. Can more garages be built? Garage additions would require 100% vote of owners. Storm doors are still a problem. The board will take all of these issues under discussion.
15. The meeting was adjourned at 10:45 am.