



May 5, 2018

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 26, 2018**. The agenda this year is again relatively light as we've had a mostly uneventful year, we are on track for our immediate and long term financial goals, and routine maintenance projects are already underway.

We will review the Association financials for the past fiscal year, go over the proposed budget for the current fiscal year, and we'll discuss our long term capital plan. The Board will provide an update on the status of building repairs, painting, water system repairs, grounds maintenance, and other projects that are either proposed or already underway. We will also present proposed changes to the Association's insurance policy.

We will also discuss the changing demographics of our Association and the effects these changes are having on our rules, guidelines, and finances. A review of recent changes to the Association's rules regarding parking and snow removal is scheduled along with a review of the updated Alternative Heating Guidelines.

This meeting is also your opportunity to learn about, and provide input to, the financial decisions affecting the operation of the Association. As noted on your April invoice, the Board is again recommending an operating budget that does not increase condo fees. We continue to actively improve the complex, add substantially to our reserves, and hold the line on costs to our members. None of this would be possible without the extraordinary amount of time and energy that your volunteer Board members devote on behalf of the Association. Nor would it be possible without the constant care and attention that we receive from our Management Company.

In order to make the meeting as productive as possible (and to minimize our time indoors on the first weekend of summer) we will adhere to parliamentary procedures (aka "Robert's Rules") for the conduct of the meeting. As usual, we will be having our **coffee social from 9:00 to 9:30** and we ask that owners with unit numbers in the teens, thirties, fifties, and seventies bring some goodies - next year the other buildings will have their turn. As always, coffee and associated condiments will be provided by the Association.

As we have in past meetings, we will also have a donation basket alongside the goodies. In the past few years we've raised hundreds of dollars at our Association meetings for hurricane victims and for a local shelter. This year we'll be collecting for the Liberty House in Manchester, NH – a shelter for homeless veterans that also provides goods and services to needy veterans in the Manchester area. You can learn more about Liberty House at <http://libertyhousenh.org/>

The coffee social will end and the meeting will begin promptly at 9:30. On behalf of the Board of Directors, I hope to see you there.

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