



Minutes of the Labor Day Meeting of the Mountain River East Condominium Association  
Mountain River East Road  
Thornton, NH

**Saturday, September 2<sup>nd</sup> 2023 9:00 AM**

**Board of Directors**

President: Tim Duggan  
Vice President: Donald Russo  
Treasurer: Scott Robitaille {Absent}  
Project Manager: Phillip Campanile  
Secretary: Alan F. Crowe

**Management Company**

Mad River Property Management Melissa Tuchon

**Members**

30 members in attendance.

Meeting opened at 9AM with a brief welcome by President and introduction of Board and MRPM.

No new members to announce

**Financial Report**

Tim states not a lot has changed in 3 months since Memorial Day meeting. We are still slightly over budget on many items, less than 5% range. Building Repairs taking big chunk of the overage. Building 1 is complete, with painting done. MRPM still working on building 2. A lot more work is being done than was expected, but they are getting done right, including caulking before painting which was never done before. No questions.

**Building and Maintenance Report**

Phil states that trim and siding being replaced as needed for Buildings 1&2. Again, more work than expected.

There are 20 that need to be replaced, only 7 have been done. Still targeting end of year for completion of 20 needing replacement. Mad River Plumbing is preferred vendor.

Phil states the septic systems are getting old and we have had some issues come up recently that required replacing both pumps at Bldg. 8. All tanks will be pumped and inspected this week.

Phil states only flush what you should be flushing, like 1 ply toilet paper, not 2 ply.



Septic Solutions is the vendor we contract with. There are 2 pipes that go into the tank of each building. Same with sinks, don't pour grease down them.

Chimney cricket is not doing fireplace and flue inspections anymore. Donald said Sept 5/6 the chimney and smoke detectors, as well as, the c.o. detector, and fire extinguishers will be inspected. Around 50 units will be looked at for this. They will inspect the wood stoves and fireplaces, visual only, and remove the pellet stove ash. They will also check some of the chimney caps that seem to be rusted.

Tom Haggerty asked when we plan on repaving the complex. I advised him we have two quotes for crack sealing, \$34k and \$23k and waiting for a third quote. We are not looking to repave anytime soon. Steve Ciras also thinks the roads are in very good shape considering they were put down in 1986.

Tim asked association to make motion to change wording on the current assessment taking out word "decking" and instead use "building maintenance and infrastructure improvements". Motion by Jerry, seconded by Tom H. Motion passed.

### **Decks**

Tim went on to explain current situation with the decks. The board is investigating a few different ideas, but have not gotten enough information or pricing to bring to the association for a vote. The deck joists are cantilevered into each unit and have been exposed to the elements for over 36 years. For this reason we are concerned about the structure of these joists. As an increased preventative measure, we are going to water seal all the deck joists each year instead of just half.

Some of potential actions Tim listed included:

- The water sealing as described above
- Taking down the decks altogether and boarding up slider - which the original developer of MRE suggested over 10 years ago. Note: this option has no support among the Board or the membership
- Replace railings
- Double up the joists under deck to support the decking boards.
- Replace the existing cantilevered decks with new cantilevered decks of the same size
- Replace the existing decks with larger supported decks that aren't cantilevered.

We received a quote of replacing the existing decking, doubling the joists, and rebuilding the railings. It was over \$300k for pressure treated wood and over \$500k composite.

Replacing the cantilevered joists would be a substantial cost due to the interior restoration required.

Supported decks would also be problematic as the supports would go through the patios for same sized decks or would likely not be an option for larger decks due to septic tanks.

There are no perfect solutions, but we will continue to gather info.

Phil and Tim will do an assessment of all the joists in the complex to get a better idea of which ones look to be failing in order to get a better sense of the timeline for doing anything beyond additional water sealing.

Denise stated she would love the idea of a bigger decks.

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ebecca H. asked if deck boards at unit owner responsibility . They are, but if the association did the decks over, the association would incur the cost of entire deck.

Bill asked about Riverbend replacing their decks. Donald told them they doing them one at a time as needed.

Gus, Unit 15, not an Association member, asked if the decks are up to code. Do not know. They are original decks .

### **Tennis courts**

We have a few estimates that vary in terms of length of guarantee and money. We currently have funds earmarked next year for the courts to be redone. Tim is looking into Versa courts and pricing to bring in tile and we do it ourselves, for both courts. He is going to investigate further.

Jeanine Murphy Robbins made a motion to add additional funding for the courts. Jerry said he be in favor, as long as, the monies come out of reserve account. We agreed to that, Elyssia 2nd motion. We need to have this scheduled for next spring, and the time to schedule if we do it is now. Tim will find out what kind of warranty Versa Courts come with. There would be one side dedicated strictly for pickleball, with the other side set up for tennis, but could be used for more pickleball courts as well.

We could fill the cracks with fill from Home Depot.

Gary B. stated that cracks tend to come back relatively soon after filling them. Tom Murphy asked if slippery.

Motion passed adding funding for more for courts for a total of \$60k total. All in favor, unit #15 not.

Mice prevention.

JP pest control will do the work, Bldgs 4 and 7. Jim asked the cost, the reply was the cost was relatively low cost. Advised just getting traps and doing yourself, if there are issues.

### **Winter Reminders**

See the Plow, move your vehicle to the side that has been plowed. Must be moved 6 hours after snow has stopped, or if snow stopped in middle of night, by noon the next day. Snow removal is a 24 hr operation.

If you are going away, notify someone and have them move your vehicle. Do not interfere with Snow removal people doing their jobs.

Heat in units vs Temperature in units. Melissa will take actual temp with temp gun and make adjustment to your thermostat as needed. The temp needs to be at least 50 degrees in bathrooms and kitchen. If



you are leaving for more than a day, drain your pipes and shut off water main. MRPM will start weekly checks around November 1st and conclude around April 1st. Only Guy and Melissa check in units.

Ash buckets are NOT trash buckets outside the units.

The fireplace is not to be used for sole source of heat. Wood bins are only to be used by owners of that unit, and only for split cord wood for fireplace.

Deck clearing is unit owner responsibility. If they choose too.

### **Parking**

No formal rules, however, be a good neighbor, and leave a spot in front of your neighbor's unit for them. Common sense, only 1 vehicle parked in front of your unit.

### **Misc.**

The sign out front at MRE entrance, will be redone in October, from a company that gets good reviews out of Hooksett. Alan was able to get 10% off the \$1,500 quote to redo entire sign. Phil will bring it down and pick it up. 6 weeks to complete work.

### **Trash**

Tim noticed the trash dumpster was not being filled every week. Starting Oct. 1st, trash will be picked up every two weeks, then back to weekly in April. Recycle will stay the same schedule of every 2 weeks. Will monitor during holiday weeks. Cindy pulled out boxes from dumpster that were not broken down, and left them on side of dumpster.

MRPM will trim brush around the association next spring, around the circle and in back of buildings 3 and 4.

### **Items in the Common and Limited Common Area**

Tim reminded owners of what constitutes the common area, limited common area, and property owned by the owner of the condo.

Owners own from the unfinished surface of the interior of the condominium in. This includes all doors, windows, and skylights.

Limited common area refers to the decks and patios. The Association allows for the storage of items in the limited common area that are used in the limited common area. Examples are grills, tables, chairs etc... Storage of other items in the limited common area is prohibited. Examples are bicycles, kayaks, wood pellets, firewood, sports equipment, etc...

Common area is everything outside of the unit that is not limited common area. Historically the Association has allowed for the display of a small welcome sign in the common area next to the entry door along with a potted plant in the same area. Attaching anything other than a small welcome sign to the exterior of the building is prohibited. Storing or displaying anything other than a small welcome sign



and/or potted plant outside the entry door or anywhere else in the common area is prohibited. The Board will remind owners of this again at the Annual meeting after which any remaining items in the common area will be removed and any violations in the limited common area will result in fines.

Jeanine Murphy Robbins reminded members that the woodbin is to be used only for split cord wood.

### **Pool Season**

Alan asked if anyone make a motion to keep pool open extra week till the 18th. Jerry made motion, Elyssia 2nd it. All in favor except Mike.

### **Open Forum**

Jeanine invited all to next day pickle ball tourney, with brunch afterwards. 16 people signed up. Jerry P won last year.

Sandy Cooper asked if Tru Green, is cheaper because they are not organic. I informed her Tru Green and members that Tru Green will be aerating and seeding our complex at the end of Sept. This cost \$6,200 is far less than any other quote we received. Only few vendors got back to us regarding bidding. Organic has nothing to do with putting down seed and aerating the lawn. Sandy still wanted noted she would like us to pursue organic fertilizer, and see us as a more natural, organic association. Note: There was an informal vote last spring, and people still preferred regular fertilizer over organic 30-6. Because of cost factor, and organic doesn't provide protection from bugs and weeds.

Carol Unit 50 asked about possible wifi at pool area. Tim said that has been investigated and will be reconsidered.

Cindy #43 says she has ant problems. Set traps. Could be all the rain as well.

Mike asked to update contact list.

An owner raised the issue of speeding around complex. It was suggested that we consider temporary speed bumps on our roads for the summer. Steve C. says you see someone speeding report it to Management.

Erin D. also mentioned temporary speed bumps.

Alan advised the members of the constant noise, and people still complain of speeders, as his many many years of actually doing that work as a traffic division supervisor.

Jerry mentioned that the smoke detectors and C.O. detector are hard wired and need to replace all three, if you replace one.

Jerry makes motion to adjourn. all in favor. Meeting adjourned 10:17am

**Note:** After the meeting several owners approached the Board about an email that was sent by one owner to the entire Association just prior to the meeting. That email was ignored by both the Board and the membership during the meeting. After the meeting, however, members inquired about the



## **Mountain River East Condominium Association**

Association stopping the unsolicited and unwanted emails from this owner. The Board will investigate potential actions including taking legal action on behalf of multiple owners.

