



May 3, 2025

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 24, 2025 at The Vault at Owl's Nest Resort, Thornton, NH, at 9:00 AM.** Please note the change in venue from the location of past Annual Meetings and plan accordingly. The address is 40 Clubhouse Lane and the meeting room is located underneath the Slice Pizzeria.

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 the courts and decks restorations, the well house modernization, chimney inspections and dryer vent cleanings, building repairs, painting, grounds, septic systems, and other projects that are either proposed or already underway.

We will vote to amend the Declaration to remove language that was added in 2014 that reassigned responsibility for decking boards from the Association to the individual owner. This amendment will align our documents with the current practices of the Association as they relate to the installation of decking boards as part of the Decks Restoration project.

This meeting is also your opportunity to learn about, and provide input to, the financial decisions affecting the operation of the Association. As shown on your April invoice, the Board is proposing an operating budget that results in increased condo fees. Fee increases are not something that we take lightly, however the current economic environment – particularly the persistent inflation in goods and services – requires that we raise our fees to continue to fund the Association's expenses.

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. This is a meeting of Association members (MRE owners of record) and while nonmembers may attend, speakers will be limited to Association members only.

We will be continuing our tradition of having unit owners bring goodies for a **coffee social from 9:00 to 9:30 prior to the meeting.** Please see the meeting notice for building assignments.

The meeting will begin promptly at 9:30 AM.

On behalf of the Board of Directors, I hope to see you there.

Timothy Duggan  
Unit 24  
Director, Mountain River East Condominium Association  
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