



May 2, 2026

Dear Mountain River East Condominium Association Member,

Our Association's Annual Meeting will be held on **Saturday, May 23, 2026 at The Vault at Owl's Nest Resort, Thornton, NH, at 9:00 AM.** The address is 40 Clubhouse Lane. The Vault meeting room is located underneath Slice Pizzeria.

We will review the Association financials for the past fiscal year and go over the proposed budget for the current fiscal year. The Board will provide an update on the status of the decks restorations, chimney inspections building repairs, painting, grounds, septic systems, and other projects that are either proposed or already underway.

We will have 2 separate votes to amend the Declaration: one to remove language that was added in 2014 that reassigned responsibility for decking boards from the Association to the individual owner and another to change the ownership interest calculation. More information on both amendments has been provided with the meeting materials.

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 (Mountain River East 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
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