

MRE Meeting 23May2026

Minutes by: Marlana Maier, Secretary

Tim provided overview of meeting including the coupon for Butchs Deli - 20% off.

Introduction to the Board of Directors - Gary Belastock VP, Marlana Maier Secretary, Jennifer Smith Treasurer and Steve Ciras Director at Large.

Thank you to the Property Management - Melissa and Guy. The property is pristine.

Agenda items review: Tim read slide of items for discussion

Approval of Minutes:

Motion - Gerry Perry, second - Jean Green.

FYI 26-27 Financials - Jennifer Smith

Slide to show the income that was generated for Fiscal year.

Pointed out 7.5% increase in the condo fees (in line with what other associations are doing), Garage fees will be incorporated into the proposed budget for condo fees.

Roof assessment ongoing, \$30,000 and Special Assessment - Labor Day meeting voted on the assessment on the remaining buildings (\$200,000), included in October condo fees.

Overestimated on interest. Offset by late fees and charges.

Expenses: Siding & trim repairs (building 6 complete). Short what was budgeted by \$22,000, the board decided to take from the MMR. "Infrastructure Assessment (roof)".

Owner Question for materials: \$11,000 of materials is increasing but labor isn't? Jennifer answered that we worked with Guy and Melissa. Melissa indicated that there were unexpected things. Ex. Chimney, Building 7 is looking good. Building 5 was "petrified". Chimney chase on building 6 was only one side holding the chimney together. Rooflines had to be replaced. A lot of rot around doors.

Jennifer - reminder in our projections what we plan on spending - we allocated \$40,000. What is presented is from our condo dues

Janine - can you remind me - Is the infrastructure assessment ongoing? Response from Jennifer - Yes.

When is the deck assessment going to end? Jennifer said the next billing cycle will end that assessment. Quarter 2 will be the final assessment.

Question from Gerry - where are you at with the Reserve? Jen - our reserves are under \$124,000. We thought the reserves were healthy enough to cover the extra materials.

Administrative Costs:

Under on insurance. Expenses were inline with the budget

Tennis Courts

\$121,000

Pool - came in under budget - no major repairs

Repairs and maintenance & utilities

\$7,400 - unanticipated rot in bldg 1 (unites 9&10)

Electricity, septic, cable, pump house - no questions

Grounds - last summer ran into a significant bee problem - this needed to be addressed, so unanticipated expense. Ice mitigation to deal with the bad winter

Lawn maintenance, materials and labor.

Proposed budget: Jen estimated where we weren't able to ascertain a specific dollar amount. Estimated 4% increase due to rising costs.

Unanticipated expenses to the well -

Minor repair to pool and painting of buildings 5&6. Painting of 6 & 7 will be done this year and come from the MMR.

Question from Tom Howe- can you explain what the estimated cost \$94,398 to go in. What was the amount of the reserve that was brought now. Jen responded - I will get back to you. Our operating account is around \$90,000. We have a comfortable amount.

ACTION: Jennifer to follow up with Tom.

VOTE on the BUDGET: Frank motions - Yes, Gerry Perry Second, Motion passes.

Amendment to the Declaration: Decking Boards.

Tim gave background of owners replacing decking boards. Since the association took the responsibility to take on the deck repairs. So we are reverting back to the original language in the declaration. (2 buildings have been complete so far). This updated text was sent out in the meeting materials for review prior to the vote. Please take your voting slip to record your vote.

Question: From Mike If we change the amendment, will this mean that the association will take care of any repairs? Tim Yes.

Second amendment to the Declaration. "Ownership Interest". The discussion was to change the calculation of the ownership interest. Ex. The owners that have garages will pay extra. UNits with garages assigned will have an increased voting % in the association. We took a vote at the Labor Day meeting to implement this in anticipation of this amendment. Legally this needs to be changed to enforce this.

Tom Haggerty Question - does the voting interest change based on Unit size? Tim: Ex. E unit .0088%, garage E unit .0%. Garage increases it slightly and the slight increase comes from the units w/out garages. G - 1.49%, G+1.55% Marlena - get the other % for the other units. (Information sent out). Steve explained the vote last year and his situation of

Garage fees were computed with costs.

Questions what is a G+? Tim - there are 8 G+ units, they are wider units with an additional bathroom.

Gerry - said he wants to commend the board members for this - this is very fair to homeowners and community. Support the notion of paying more if you have a garage and also the higher %

How does the voting work? What does it mean? Tim explained the calculation and we'll plug it in to see the weighting.

How many unit owners are represented today? 32.

Will include in the minutes the tally of votes.

We received half a dozen proxies in advance of the meeting.

Question from a unit owner, for the future, is there anything that precludes Zoom. Probably not

Have we thought of including Zoom, it may offer opportunities for more unit owners to join the meetings?

Tim said good suggestion.

Gerry - so there is clarity - I expected this to happen, my understanding is we passed the budget predicated on the assessed budget. So we didn't change the declaration, however we passed the budget as if it was in the declaration. Also even though we didn't change the declaration on the decks, you are still proceeding to replace the decks? Tim Yes.

Babs - what exactly does that mean? Why are people against it? Gary - said out of the people here it was unanimous the issue is we didn't have enough people to reach the 2/3. Talk to neighbors, fill out the proxy or attend the meeting. James - because it was unanimous, can we follow up with people to encourage to vote for future elections? Tim said that we do that in advance.

Suzanne - if this had passed we wouldn't have to vote every time something came up with the decking boards? Tim - it comes down to a technicality. Need 2/3 vote.

43.3% - Decking boards does not pass

49.9% ownership amendment does not pass.

Decks Restoration:

You can see the first buildings that have the decks done. The contractor that we selected planned to come back May 2026, however will start in June. Tim is hoping for the earlier part of June. We got our funding last year. We just need the contractors to return, and will do the remaining of the decks. We have a 3,4, 5,6,7,8,1 - this is to keep the decks people away from the other building activities that are going on. A few weeks per building. Will roll through pretty quickly.

Questions: How long was it taking when they did a building? Tim First building was a couple weeks.

We're expecting

Pellet stove serviced b/c of rattling - Melissa said 21 & 22 - Recommendation to pull out stove to go up and look up the chimney, we can look into that.

Hot Water Heaters - Gary

- Reminder these are to be replaced every 10 years.
- Should be done b/c a safety measure (flooding if breaks)
- 5 this year
- Please be responsible and compliant. Schedule it asap.
- Reese from Squam Lake, Mad River Plumbin
- Question from Paul - what about tankless hot water heaters? Yes those still need to be addressed. Only one unit here has one. (Cycle time with the well water is not efficient).
- Melissa - you could probably get information from Mary Walsh, owner of Unit 80.
- Painting and Building Maintenance - Steve
 - Thank you to our veterans and soldiers so we can be here today.
 - Repairs completed on building 6.

Septic

- Marlena gave update (slide)
- Question from Babs - what is the thought on garbage disposals? Melissa said only a certain amount have them. But have never seen any issues.
- Also - "Flushable wipes" are not flushable, they do not belong in a septic.

Grounds - Steve

- We signed a one year contract with True Green - Grubs, crab grass, lime, Front field - will be addressed this year.
- The lawn by the pickle ball court is included too.
- Last year we were surprised they were treating the lawns when we didn't have grass. This year we have the option to push the treatments out if the weather is too hot etc.
- Stress guard will be added as well
- Question from Unit Owner - any plans to put anything where the courts were? No.
- Questions - should we stay off of it? Melissa - It doesn't matter, I don't think they put enough loom on it so it didn't really grow grass. We can always give it some more time.
- Steve - can we tell people when the treatment is going on? Melissa - we try to notify you, we get the signs put out too.

Election for Board of Directors.

- Steve - wanted to support the new board members. But also a part of the Appalachian Club board (MA, NH), also on subcommittees. But working with this board for the past year... they are doing an excellent job. I did my time over the years at MRE. So I will be stepping down.
- Tim - we have a nominating team and the names provided are Tim Duggan and Richard Klotz
- Tim provided an overview of himself as one of the nominees - owned at MRE for 23 years, Bachelors - electric, Masters degree in Computers, Veteran, 16 years on board w/ great board members, developed RFP for Tucson's to be on board. Created MRE website, Created dryer venting program. Developed amendments and bylaws. Identified in the original owner billing

interest fees. Created dog permission program and door/window programs. Developed a. Detailed specifications for decks, courts.

- Managed challenges of association - repair costs, EPA requiring us to evaluate the under
 - E178 power line
 - Fund and execute the pavement project
 - Contract renewal of the Property management
 - Need to plan execution and forestry plantation
 - Serving on the board is more than attending monthly meetings.
 - All decisions must be made with the best interest of the entire association
 - Tim would like to remove his name from nomination and not serve on the board.
- Richard Klotz provided an overview of himself as one of the nominees. Purchase in 2009
 - 2019 - daughter moved up here for daughters
 - Daughters up here full time now.
 - Quality Engineer manager - medical device electrical and mechanical
 - OEM and CEM certified.
 - Was on an HOA board - 2019 - sold home and bought a townhouse in MA (new construction) was spoiled at MRE - very well run. Surprised at how the new building wasn't well run.
 - Led on to be on the board of trustees and board chair.
 - Learned a lot from the board here and leveraged what was done at MRE
- Tim - Any nominations from the Floor, there is one position to be filled?
 - Donny nominated Gerry Perry. Gerry provided an overview of himself but also encouraged younger or newer unit owners to consider serving on the board.
 - One of the original owners.
 - Former past president and board member
 - Undergrad from Northeastern, Masters - Suffolk
 - Can handle technical aspects
 - But in Jerry's view, to have younger people. Will do it if no one else wants to do it. Encourage younger people to serve.
 - Is anyone else interested?
 - QUESTION - Steve - Can spouses be on the board? If so, I would suggest James Maier. (Chatter in the room. James indicated he would not like to serve on the board at this time as he handles the kids while Marlena serves on the board).
 - Steve suggested Tom Haggerty? No, not now.
 - VOTE: Unanimous Jerry and Richard
- OPEN Forum
 - Janine - if anyone would like to play pickleball, we'll be at the courts today!!
 - Joanne Howe - any thoughts on having someone power wash the patios? Melissa has a power washer and can reach out to Joanne.
 - Mike - What is the cable contract up? Next year
 - Debbie - Wants to echo - appreciates how well it is organized. Thank you Tim, a lot of work, you have done above and beyond.
 - Gerry Motion to adjourn, second - Lisa

