

MOODY POINT COMMUNITY ASSOCIATION

Minutes of the Annual Meeting September 6th, 2008

The Annual Meeting of the Moody Point Community Association (MPCA) was held at the Newmarket Town Hall, Newmarket, NH on Saturday, September 6th, 2008. Jim Fitzpatrick, President of the MPCA, chaired the meeting.

The meeting was called to order at 9:07 AM by Jim Fitzpatrick.

Announcements

Copies of the Agenda, Minutes, Budget, the Quarterly Financial Statements and written Committee Annual Reports were available at the sign in table.

The meeting would be run based on Sturgis's "Standard Code of Parliamentary Procedure".

Agenda

1. Role Call and Verification of Quorum: It was certified that there was a quorum present by Russ Simon, MPCA Secretary and Wendy Chase, representative of Great North, the MPCA's Management Company. At the opening of the meeting Forty-Six of the Ninety-Three voting members were present either in person or via validated proxy. Twenty-Four members constituted a quorum.
2. Proof of Notice of Meeting: A motion was made and seconded to verify proper notice of the Annual Meeting was provided to all members as per the By-Laws. The motion passed unanimously by acclamation.
3. Approval of the Minutes of the MPCA Special Meeting on 4/12/08: A motion was made and seconded to waive the reading of the Special Meeting Minutes and approve as written. The motion passed unanimously by acclamation.
4. Comments by Ed Wojnowski – Newmarket Town Administrator:
 - Ed's parents moved to Newmarket from Poland.
 - He used to live on Smith-Garrison back when it was farmland.
 - Downtown redevelopment was going as planned.
 - Redevelopment of Mills – making progress on the issues.
 - Black Bear TIF may have a new tenant that would require a new bridge for access to be paid by the TIF.
 - The second approval of the authorization to issue a \$1,600,000 Bond, which was never issued for the new Firehouse when initially approved,

was passed by two votes. These funds will now be used to rebuild operating reserves of the Town which were used to build the Firehouse.

- Looking for all residents to increase their volunteer work on various Newmarket Committees and noted he recognized a number of our members who already were volunteers.
- Asked by a member about the Mosquito control program for Newmarket and responded by saying the current program concentrated on injecting larvicide's on priority area's in the spring and only spraying specific areas if required later in year.

5. President's Report: presented by Jim Fitzpatrick

- Regular meeting reminders to members to not put cardboard in dumpsters, keep pets on leashes and to pick up after your pets.
- Reminders on several upcoming events: Hazardous Material pickup is scheduled for 9/13/08, Environmental Committee hosting "Walk, Talk, & Learn" with our forester, Stalin Arias at 10am – 9/13//08, upcoming Newmarket Heritage Festival, the 60th Birthday Party Community Clambake on 9/27/08 and the 1st Annual Moody Point Charity Golf Tournament on 10/5/08.
- All 2007-2008 MPCA Board Members were recognized and thanked for their contributions during the year. The current Board members will continue for 2008-2009 Fiscal Year. Wendy Chase, our new Property Manager from Great North was also introduced.
- The year was characterized by many achievements and growing MPCA member involvement not only within the MPCA Community (in MPCA Committees, volunteer work parties and community events), but also in larger community of Newmarket and beyond (serving on various Town Boards and Committees, LACA support, helping to maintain Newmarket's gardens, our many docents, etc., etc.). A growing record of involvement we can be proud of.
- Introduction of Committee Reports

6. Water Systems Committee Report: Various Members

- WSC Members were recognized and thanked.
- The major 2007/2008 maintenance/replacement and improvement accomplishments were reviewed including numerous improvements to the Well House, mapping of curb stops 75% complete, new contractor for irrigation system & new alarm system in Lift Station.
- Goals 2008/09
 - Install new Cistern
 - Inspect and repair Wells 1 & 2
 - Install new access road to Lift Station

- Flush sewer collection system
- Find & Fix sewer inflow problem
- Repair Manholes, coordinating with Town

7. Community Life Committee Report: presented by Lynn Badger, chairperson?

- The CLC members were recognized and thanked, as well as the many volunteers and hosts of various events.
- CLC initiated and ran numerous programs and events during the year to enrich our community life and provide opportunities for members to meet together. Programs included: Timely Topics, Quarterly Community Get-Togethers, Screenhouse Fridays and their extension into the winter months, maintaining and updating the member packet for new members and the Community Address List, updating the Screenhouse Policy to enhance use, maintaining and enhancing the website and helping to organize various volunteer activities and the upcoming 60th Birthday Clambake and Golf Tourney.

8. Environmental Committee Report: presented by Trish Simon, chairperson

- EC Members were recognized. Many new people have joined the EC during the past year.
- Written report distributed.
- EC's focus is continuing to expand its membership and volunteers, increasing its knowledge and understanding of the Shoreline Protection Act and managing a healthy environment and increasing the priority of maintaining and enhancing our commonly owned land and assets.
- A question was raised on having a policy developed for allowing cross country skiing off the trail. EC will review request.

8. Drainage Subcommittee Report: presented by Russ Simon

- What has happened over this past year?
 - We left off at last years annual meeting waiting for Cheney to deliver to DES a final drainage improvement plan.
 - A plan was submitted by Cheney. DES reviewed and responded with several questions on the plan which were never acceptably answered by Cheney.
 - After months of waiting for answers and a final plan, DES finally issued an Administrative Order on 5/19/08 requiring Cheney to fix the drainage and submit a final plan.

- Cheney appealed the issuance of the Administrative Order (AO) to the Water Council – the NH State Council that hears any appeals to DES’s AO’s.
- Where we are today?
 - The MPCA Board has voted to file as an Intervenor in Cheney’s Appeal of the AO to fix our drainage so we can support the DES’s AO. Our Intervenor filing status has to be completed and then approved by the Water Council.
 - The scheduling of a hearing by the Water Council could take up to 6 months.
 - We have been informed that the only possible appeal left after the Water Council makes its decision is to the NH Supreme Court.

9. Fire Pond/Cistern Committee Report: presented by Peter Roy

- The Committee Members were recognized and introduced.
- The need for a Cistern, in addition to the Fire Pond for increased Fire Protection was approved by a vote of 66 to 6 at the MPCA’s Special Meeting on 4/12/08. The funding approved at that time was to spend up to \$100, 000 from our Water and Capital Reserves to implement this project, based on preliminary estimates.
- Update: Since the April Special Meeting, more exacting estimates have been received which also included the Town’s input and requests as well as the Ridge’s review of location and their requirements for overall look and landscaping. As a result of the better estimates and the need for contingencies, especially for the possible discovery of more rock ledge that may needed to be removed, the project cost estimates increased to \$130,000 + a \$14,000 contingency which will be voted on as part of our overall Operating and Capital Budget Recommendation.
- In addition, the Committee’s Plan would include draining the Fire Pond once the Cistern was implemented, in order to assess the remediation required to ensure the Fire Pond remained our viable second source for Fire Protection. \$10,000 is recommended to be set aside in our Capital Budget for assisting in the remediation assessment and/or small projects to improve the Fire Pond, if appropriate.
- The Board’s Cistern and Fire Pond Recommendations were then opened to the members for comments and questions.
- Discussion followed for about ½ hour with various positives and concerns raised - from significantly expanding faster water access for fires to many more homes, to concerns on landscaping and ledge issues to couldn’t we find a new well and water source. Discussion ended when one member, Dave Arnold said that we had our best people on this committee, that further delays on the recommendation

would probably increase the cost and we should just move on with the committee's recommendation.

10. Presentation of the Budget: presented by Don MacKinnon, Treasurer

- The 2007-2008 Fiscal Year-End results were reviewed with the membership. Overall operating expenses exceeded budget by about \$3500/2%.
- The 2008-2009 Operating and Capital Budget was presented. The proposed Operating Budget, including Water Systems is \$168,350, up \$1,000 from prior year's budget and \$2,500 less than this year's actual. The Capital Budget Reserve increase of \$40,000 was the same as last year. The Capital Reserve Budgeted expense is \$154,000, including the costs of the new Cistern of \$144,000.
- Annual Member fees remained virtually the same as last year with \$1,888 for water users and \$1,289 for non-water users.
- A motion was made by Don MacKinnon, seconded by Beth Marsh to approve the Operating and Capital Budget as presented. The vote was unanimous in favor of approving the Budget as presented.

11. Election of Directors:

- No elections were held as there were no vacancies in the two member-at-large positions.

12. Old Business

- Jan Geremia reminded members to mark the location of their propane tanks for the winter season, that lock boxes were still available for those who wanted to use them and that members should fill in the information sheets for the Police Department in case of emergencies.

13. New Business

- An issue was raised about the individual Association covenants as they relate to either expanding existing structures or building new, separate structures existing home lots. The suggestion was made that each Association review their covenants so that knew what was permitted on expanding or adding new structures on their lots.

A motion was made to adjourn the annual meeting and the meeting was officially adjourned at 11:24 AM by Jim Fitzpatrick.

Respectfully Submitted,

Russ Simon
MPCA Secretary