

MOODY POINT COMMUNITY ASSOCIATION

Minutes of the Annual Meeting September 11th, 2004

The Annual Meeting of the Moody Point Community Association (MPCA) was held at the Newmarket Town Hall, Newmarket, NH on Saturday, September 11th, 2004. Les Regenbogen, President of the MPCA, chaired the meeting. Jim Fitzpatrick, Secretary, certified that proper notice was given and that a quorum (63 voting members/ proxies) was present. The chair noted that a quorum of 25% of 86 Association Members equated to 23 Members to conduct the meeting. To effect a Bylaws change would require a favorable vote of 2/3 of the Membership or 58 favorable votes.

The meeting was called to order at 10:05 A.M.

Chairman Regenbogen called for a Moment of Silence for those lost in the attacks on 9/11/01.

It was moved and seconded to waive a reading of the minutes of the Special Called Meeting of June 12th, 2004. Motion Passed.

Les Regenbogen opened the meeting with an introduction of the MPCA Board for 2003/2004: Fern Bouthot, Bill Bunting, Linda Edwards, Jim Fitzpatrick, Dave May - replaced by Russ Simon - , Jeanne Ormrod, and Les Regenbogen. A special thanks was extended to M.J. Searfoorce of Great North Property Management for her outstanding support of the Board, Roz Moore and the members of the Environmental Committee, Judy Bouthot and the Community Life Committee, Chuck Dennehy and the Water Systems Group, and Linda Edwards and the Budget/Finance Committee.

Chairman Regenbogen then reviewed some of the Board's accomplishments over the past year. These included:

- A detailed mapping of Moody Point with water system detail, association boundaries, house numbers, water well sanitary zone, shoreline protection zone, etc.
- Authorized the Water Systems Group to proceed with obtaining engineering plans for enhanced water system capacity.
- Survey and marking of water well Sanitary Protection Zone & easement.
- Worked to build our Capital Reserve Funds.
- Repaired Roof and cleaned decks of the Screen House.
- Secured an inventory and condition report of the 27 culverts supporting the neighborhood drainage.
- Increased dumpster capacity while lowering the cost of service.
- Oversaw the view improvement and invasive treatment along Lot #4 and obtained a 6 year waiver for ongoing invasive removal in this area.

Remaining matters to address:

- Identify, prioritize, and fund necessary culvert repairs – especially in the dumpster/utility area.
- Addressing the water capacity requirements through build-out.

Les concluded his remarks by emphasizing the need for systematic, regular routines and procedures to ensure the smooth running and successful management of our water and property resources.

The Environmental Committee report was distributed with the notice of meeting. Debbie Grubbs, speaking for the Committee, noted that Roz had prepared a “Book of Invasive Plants” that the State had determined to be detrimental. The book is available to Members to help identify those species that should be avoided in your landscaping. Secondly, the Annual Shoreline Cleanup is scheduled for Saturday, November 6th at 2:00 PM. Volunteers are welcome.

The Community Life Committee was represented by Jeanne Ormrod. She noted that the committee’s charter was to improve communication within the Community in a variety of ways. She noted that the budget request encompassed such things as the website (www.moodypoint.org), a neighborhood informational meeting with our environmental consultant, the Welcome Packet, and community recognition support. Some of the committee’s achievements this year included the Bulletin Board and the quarterly all-members social events. The Holiday Party is scheduled for December 4th at the Bouthot’s. Cultural events like museum visits are also scheduled. The Committee is also responsible for maintaining the Community telephone list. This effort is led by Andra Crawford. Please advise her on any changes in your telephone, email, or other pertinent data.

Chuck Dennehy, Chairman of **the Water Systems Group (WSG)**, introduced the members of the group: Bill Bunting, Paul Ossenbruggen, Gary Marmontello, Dick Johnson, and Roz Moore. He noted that his committee and the Board of Directors were responsible for maintaining an efficient and reliable potable and irrigation water system consistent with the investments we have made in our property. Paul Ossenbruggen then gave an overview of the current status of the water system and the Group’s accomplishments this past year to include:

- The hiring of Waterline Services as our water system operator and Days Landscaping for the maintenance of our irrigation sprinklers.
- The installation of our new Water Management System by Sim-Pro Systems (approved at the Special Meeting in June).
- Initiating development of engineering plans by Eckmann Engineering for increasing system capacity.

MPCA Treasurer Linda Edwards made the **Budget Presentation for 2004/2005**.

She noted that we have two separate budgets whose funding is represented on one bill that is sent out to the Membership: one for operating expenses, and the other for water usage. The distinction is made for those who own property here, but are as yet not built upon. These are not billed for water usage, but are responsible for operating. Beginning with “the Bottom Line”, Linda noted that (year over year) the Budget called for *per unit*:

- Annual Operating Fees increasing \$159 to a total of \$740.
- Increase in funding of the budgeted Capital Reserve by \$121 to a total of \$200.
- Water Usage Fee increasing by \$11 to a total of \$395.
- No special assessment this year for Water Users, compared to 2003-04.

Water using Members would pay \$1,335 (proposed 2004-05 Budget) this year, a drop from \$1,639 last year (\$1239 in 2003-04 Budget plus the \$400 additional Capital Reserve assessment voted at a special meeting in June of 2004).

With this overview, Linda then provided a line-by-line review of our budgetary line items. The great majority of these were non-discretionary reflecting actual experience or contractual obligations. The most notable exception was the proposed increase in funding of “Open Space Maintenance” from \$3,000 in fiscal 2003-04 to \$10,000 in fiscal 2004-05. This reflected the Board’s commitment to maintaining the work that was done this past year and pursuing additional treatment of invasive species in Lots 4,6 and 11. Additionally, liability insurance, landscape & snow removal, and environmental consulting/permits also reflected anticipated increased costs.

On the Water & Sewer expenses, line items also reflected actual experience as we have employed tighter controls and better management in these areas. Two areas reflecting proposed increases are “water testing” and “capital/planned upgrades”.

Discussion followed on the use of the proposed funds for “Open Space Maintenance”. It was noted that the amount was extrapolated from our consultant’s estimate of man-hours required for on-going maintenance of Lot 4 and additional invasive species removal.

Following discussion, Linda Edwards **MOVED** that “**we adopt the proposed budget and associated per unit fees of: Annual Operating Fee - \$740, Capital Reserve Fee - \$200, and Annual Water Usage Fee - \$395.**” Seconded by John Waalewyn. The motion **PASSED UNANIMOUSLY**

Presentation of a MPCA Board-sponsored **Bylaw Amendment** to Article V.,Sec.3, K . This particular section deals with the organization and responsibilities of the standing committees of the MPCA in their support of the Board of Directors. The proposed change was occasioned by the desire to formalize the Water Systems Group as a permanent standing committee. Like Budget/Finance and the Environmental Committee, it shoulders much of the work in its area of responsibility. The Board recognized that the make-up of this committee, and all of our committees should be representative and structurally consistent. The proposed amendment calls for one representative appointed by each association. The appointees will name their own chairperson. The term of service to be 3 years and the representative may be reappointed by the association. The structure is meant to reflect the structure of the Board of Directors. Additionally, the

wording outlines the fundamental areas of responsibility of each committee. The first and foremost of these is to advise the Board in their areas of competence. It was noted that all fiduciary responsibility remains with the Board of Directors. It was noted that the areas of responsibility broadly defined in the proposed amendment were derived from input from the named committees. The proposed amendment comes with the unanimous endorsement of the Board. Al Menard **moved** that **“the Bylaw Amendment be approved as presented.”** Seconded by Peyton Carr. Discussion followed regarding the term of service and the need for overlapping expertise as members may retire or be added to a committee. It was noted that each Association maintained control of both the ‘who’ and the timing of their replacement. It was felt that ‘grandfathering’ present members of these committees until such time as an orderly replacement might be found would greatly ease the transition into the new structure and organization. The question was called and Les Regenbogen noted that it would require a 2/3 affirmative vote (58 yes votes). If passed it would then be registered with the county offices and every member would receive a hard copy. The motion **PASSED UNANIMOUSLY.**

Election of a Director At Large. Chairman Regenbogen noted that the Board of Directors was made-up of five (5) directors representing each of the neighborhood associations and two (2) Directors-At-Large voted upon the membership at the Annual Meeting. The term of service for At-Large Director Jeanne Ormrod has expired. The chair opened the floor for nominations. Jeanne Ormrod nominated Darby Johnson (Hill resident) for At-Large Director. Seconded by Jim Fitzpatrick. There being no further nominations, the question was called. The election was **UNANIMOUS.**

Other Business:

Doris Dennehy addressed the Membership on the need to include Lot #6 in its environmental planning and maintenance.

Doris then addressed her remarks to the hard work and dedication that Les Regenbogen has brought to the service of our Community. In appreciation she **moved** that the following statement be included in these minutes. **“For two years, Les Regenbogen has served as President of the Board of Directors of the Moody Point Community Association. In this voluntary capacity, Les has dedicated himself to the operations and management of our community, never shirking any of the responsibilities of his position, spending countless hours on our behalf through attending meetings, consulting with various experts, fielding phone calls, listening to our concerns and responding to issues. For all his efforts we are very grateful and we wish him well as he continues to serve the Lubberland Creek Homeowners Association.”** Seconded and **Passed Unanimously.**

Chairman Regenbogen read a letter from a Member regarding the misuse of the dumpster. It was noted that this is an on-going, chronic issue. Inappropriate materials have been left in and around the dumpster, adding to our costs, and threatening the environment.

The next regularly scheduled Annual Meeting of the MPCA will be Saturday, September 10th, 2005.

There being no further business, the meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Jim Fitzpatrick
MPCA Secretary