

MOODY POINT COMMUNITY ASSOCIATION

Minutes of the Special Called Meeting June 12th, 2004

A Special Called Meeting of the Moody Point Community Association (MPCA) was held at the Newmarket Town Hall, Newmarket, NH on Saturday, June 12th, 2004. Les Regenbogen, President of the MPCA, chaired the meeting. Jim Fitzpatrick, Secretary, certified that proper notice was given and that a quorum (45 voting members) was present.

Guests included Doug Ross of Waterline Systems, Inc.

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

Les Regenbogen opened the meeting with a brief statement regarding the purpose of the called meeting – to discuss the purchase and funding of a water management system recommended to the Board by the Water Systems Group of the MPCA.

Chuck Dennehy, Chairman of the Water Systems Group (WSG), introduced the members of the group: Bill Bunting, Paul Ossenbruggen, 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 our current system with regard to its monitoring and management. It was noted that (without the Simpro system) data collection has been accomplished manually and warnings of system failure depend on the red light at the pump house. The proposed system would provide 24/7 monitoring, automatic alarm, and remote control of the pumps to our water management contractor. Real time measurements of storage tank levels, well water levels, a master flow meter (helpful in detecting loss due to leaks), and system lightning protection would be included.

Doug Ross of Waterline Systems, our water system contractor, provided his perspective that this was solid technology, and widely used in water systems management. Although skeptical at first, he has been very impressed by the capability of the Simpro system we have been using on a trial basis. He felt it would prolong the life of our installed equipment, help him provide more timely and efficient service to us, and provide a wealth of data to better manage our existing water supply.

Chuck Dennehy then summed-up the presentation with a discussion of the importance of getting the system installed and monitoring our system operation at the start of this summer's irrigation season. The questions of our overall system capacity, pump run times, tank storage and replenishment can best be addressed with the metrics provided by

the proposed water management system. This data is essential if we are to make informed decisions regarding ensuring adequate capacity through community 'build-out'. We need this data beginning now in order to have a plan of action by our Annual Meeting in September.

Chuck Dennehy then opened the floor for questions.

Members asked several questions centered around the issue of whether present capacity concerns were not largely due to the load on the system for irrigation, both by the number of additional units as well as the amount provided. It was acknowledged that this was the case. The proposed Water Management System might 'buy us time' in reaching a better solution regarding irrigation. But more importantly, it will help us properly manage our 'potable' water system into the foreseeable future. The system is being considered, not because of irrigation, but for the water system management overall, year-around, for all residents of Moody Point. It is anticipated that the hard data from its monitoring capabilities will help determine the optimal approach in dealing with the capacity at build-out as well as the irrigation issue.

A question was raised as to the expected lifetime and 'upgrading' of the system. It was noted that a monthly "maintenance" fee paid to the provider was to ensure that our software was kept updated. The hardware elements were expected to have multi-year life spans, and their replacement should be a normal operating expense.

Acting on behalf of the Board of Directors, Jim Fitzpatrick moved:

"In order to maintain, manage and upgrade the quality of the infrastructure and assets of the Moody Point Community Association, a Special Assessment be authorized in the amount of \$400 per unit/lot owner for the Capital Reserve account. To enable the implementation of some of our immediate requirements, such amount to be due and payable within 60 days from this date."

Second by Peyton Carr.

In discussion, it was pointed out that our present Water System had a replacement value in the neighborhood of approx. \$500,000. Our present Capital Reserve account stands at approx. \$4,000, less than 1% of our most important Community asset. Jim explained the Board's position, established at their June 7th meeting, that investments in our capital infrastructure should be shouldered by all owners; present residents, lots held as investments, and lots under development. The value of every property on Moody Point is directly tied to the adequacy and stability of our water system. There are approximately 95 lot/unit owners at present.

The question was moved. **PASSED UNANIMOUSLY**

On behalf of the Board of Directors, Les Regenbogen made the following motion:
“The MPCA Board of Directors, on behalf of the Water Systems Group, requests the authority to expend \$27,000, plus a contingency of approx. 10%, to purchase and install the Water Management System, from Sim-Pro Systems, onto our potable water supply. The funds for this project are to be taken from our Capital Reserve Account established initially in 2002.”

Second by Joan Bacall

It was noted in discussion that the just-passed assessment would yield something in excess of the \$27,000 + contingency called-for in this motion. This is intentional for all the reasons discussed in beginning to properly fund the Capital Reserve account. Linda Edwards, Association Treasurer, noted that these funds would be coming from the Capital Reserve account, not the Water Reserve account that is solely dedicated to water system capacity improvements.

The question was moved. **PASSED UNANIMOUSLY**

Two final question were posed: 1) what was the ‘final’ build-out number for Moody Point and was it in conformance with filings with the Town and State? And 2) What was the time for completion? The Board will look into this.

Other Business:

Please note that there is often room for garbage in the dumpster by accessing it from the far side door.

The Community Life Committee is sponsoring a picnic at the Screen House on Sunday, June 27th. Please plan to attend.

The regular Annual meeting of the Association will be held on September 11th, 2004 at the Newmarket Town Hall at 10:00 a.m.

There being no further business, the meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Jim Fitzpatrick
Secretary