

**MOODY POINT COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 18th, 2010**

The Board of Directors of the MPCA meeting for January 18, 2010 was held at Peter Roy's home, Cushing Road, Newmarket, NH @ 7 p.m.

Board Members present:

President/ Board member at large: Pat Gardner
Vice-president/Board member at large: Peter Roy
Secretary and Board member from The Ridge: Cari Moorhead
Board member from The Waterfront: Bill Cormier
Board member from The Hill: Dick Ormrod
Treasurer: Tod Rodger (absent). Joanne Johnson present
Don MacKinnon from the Meadow
Board Member from Lubberland Creek: Paul Pensiero

Property Manger:

Wendy Chase from Great North Management Company (absent)

Committees:

Environmental Committee Co-Chairs: Beth Marsh (present)
Water Systems Committee Chair, Jim Fitzpatrick (absent, report submitted in advance for the meeting)
Community Life Committee (report submitted in advance for the meeting)

President: Call to Order at 7 p.m. @ Peter Roy's home.

1. The minutes of the last MPCA Board Meeting (December 7, 2009)

Motion to approve minutes made by Bill Cormier.
Second/discussion Don MacKinnon.
Approved unanimously.

2. Treasurer's Report/Capital Reserve Update:

- (a) Review Financials as prepared by Great North.
Joanne Johnson reviewed all payments from the past month. MPCA Major Expense Categories prepared by Tod Rodger. Process to streamline is still ongoing.
Request for transfer of funds to reserve as per the budget (\$40,000).
- (b) Vanguard Account – Discussion about limiting the risk on MPCA funds, particularly in this difficult economy, to move cash from Vanguard account to an account that will be FDIC insured in the same bank as our checking account.
Moved Peter Roy, second Cari Moorhead). Approved Unanimous.

3. Lot 4 Use

Residents reported to the BOD that there appeared to be wooden equipment left in the field on Lot 4, facing Lamprey River. Equipment was later identified as belonging to a resident's business, a wind/energy related invention; and, the resident requested to address the board regarding continued use on Lot 4. Resident appeared at the meeting and explained that he would like to continue testing the invention on Lot 4, by wheeling equipment/launching pad onto Lot 4 approximately one day per week when the weather is right (wind conditions). This may entail use at the dock, or moving it to a boat moored near the dock. Duration of request until approximately March 2010. Resident did not feel the invention posed a risk to others. Board asked if the invention is covered by liability insurance, and it was not.

After the presentation, the MPCA Board was candidly impressed with the invention, but expressed concerns regarding commercial use of Lot 4, disfavoring uses that fall outside traditional parameters of residential recreational use, and regretfully denied the request.

4. Committee Reports:

(a) Environmental Committee/MP4 – Beth Marsh, EC Chair

Trish Simon, Bruce Gardner and Ken Geremia have agreed to research the condition of the screen house deck. Trish and Bruce met with Paul Careno of Careno Construction. Mr. Careno crawled under the deck and said he thought it looked good, except for where the top of the pillars meet the deck. There is a space there and there are some shims that have been put in between the deck and the pillar. He suggested a flexible metal flange be installed for more stability. He will present a written report and said that he thought the construction was structurally sound given the age of the deck. He also thought the deck is built on ledge and there would not be any more erosion, but since he is not an expert on this we still may need a geotechnical engineer to investigate this further.

MP4 met with Gary Rosato from Bartlett tree December 12. We walked Lot 4 starting with the northeast corner. He will trim dead limbs for safety and to maintain a healthy environment. We will remove one tree in front of screen house which is leaning toward the screen house, as it is a safety hazard. Dan Vincent (code enforcement officer) from Newmarket has already given us permission to cut this tree down, as a safety hazard (dead tree may also be removed as well). Gary has submitted a very reasonable proposal on the MPCA's work and when we receive the "ok" from the MPCA, we will contact him and get a definite date. Gary did give us a proposal for individual resident requests which we had already received and which will be paid for by the individuals, not the MPCA. The rest of the requests will be discussed at our next MP4 meeting and presented to Gary when he comes to begin the cutting.

While we were on the trail it came to our attention that there had been some unauthorized cutting in the northeastern portion of the trail, bayside/Lubberland area (lowering of stumps that had been previously cut, and trimming limbs off a dead piece of driftwood). I contacted the neighbors along the northeast corner of Lot 4 concerning this cutting, but no one had any knowledge of anything done there. We will continue to be vigilant and

asked the neighbors involved to report anything that seems out of the ordinary. [Board later asked the President to follow up on this further].

Proposal - Approve Bartlett Estimate annual Lot 4 maintenance (\$3,600 – to be paid by MPCA); and an additional \$700 in work approved which will be paid by the individuals requesting the work; as in the past, all approved work whether done for the annual maintenance or done for approved individual requests are “grandfathered” in at that level of maintenance going forward.

Moved Dick Ormrod, second Cari Moorhead, approved unanimously.

(b) Water Systems Committee - Jim Fitzpatrick, WSC Chair

- 1) The new Lift Station pump has been installed, invoiced @ \$7,100, and approved for payment [the pump cost \$5,750, Labor (2 men for 2 days) \$1,200, Truck & Travel \$150]. This overage can be offset by the (approximately) equal savings from the alarm system install.
- 2) Coli form (Background) bacteria testing of Well #1 continues to show none detected. We have coordinated w/DES to bring Well #1 back on-line and continue running as a (3) well System.
- 3) On-Going Water Treatment -We have been (since July) treating our water w/chlorine as a precautionary measure. It has NOT been required by the DES, but every indication from both the State and Federal level is that some form of treatment will soon be required of ALL public (we are so defined) water systems. We are in the process of preparing an RFP for such treatment, either Chlorine or UV. We are also educating ourselves through available state resources on the efficacy of either treatment approach.
- 4) Month for month system water use since July is running 30% less than the same period last year – almost entirely attributable to fixing the leak.
- 5) Financially – we are \$600 over-budget for Water Testing. This was entirely due to the test regimen brought-on by the Coli form ‘hit’. Our *expectation* is that these testing expenses now revert to the more normal ~ \$100/mo. Budgeted expense.

(c)Community Life Committee - summary read by Cari Moorhead

- 1) BYO parties have started in homes and will run through May.
- 2) The Holiday Party was a great success. Thanks to Fern and Judy Bouthot for being such great hosts. We set a new record collecting over \$540 in cash and gift cards along with other gifts. Many, many bags of food were donated to Newmarket’s Operation Santa Claus for the food pantry. Thanks to all who contributed.
- 3) Moody Point Game Night at Cathy and Dick Mills on January 23, 2010.
- 4) Timely topics will begin in January.

TIMELY TOPICS

Jan. 31st - Sunday evening at 7pm

Speaker: Doug Hamilton, Captain of Newmarket E.M.T.

Topic: General Advice on Medical Emergencies

A.E.D., I.C.E., D.N.R. If you don't understand these acronyms

I.D.'s, you'd better come to the meeting!!

Coming Attractions: (dates to be announced later)

Topic: Landscaping at the Water's Edge
UNH Cooperative Extension speaker

Topic: Just out of Africa
Tom Treece

Annual Moody Point Bird Walk
Andra Crawford and Dave Arnold

5) Next CLC meeting will be January 20th.

5. Property Manger's Report:

Absent.

6. Other Business:

(a) Guest car parking policy. Residents raised concerns about long term versus short term use of the four, temporary parking spots located by the mail box area facing the waterfront on Cushing Road. Motion: The four parking spaces shall be used by guests of members for temporary parking only, to park standard sized vehicles no longer than 7 days; any use deviating from that requires approval by the MPCA Board of Directors. Motion Pat Gardner, Peter Roy seconded. Approved unanimously.

Further discussion: The dumpster area is available for storage of resident's larger vehicles, but please contact Great North first so that they can list your vehicle or boat as being stored there. Members must post their name and address on any vehicle or boat stored in the dumpster area so that the MPCA can identify who is storing there; storage of any vehicle or boat in the dumpster area is strictly at the risk of the owner. The MPCA allows storage there as a courtesy to members but does not take responsibility for the stored items.

Motion Pat Gardner, Bill Cormier. Approved unanimously.

(b) Litigation letter – response forthcoming.

(c) Drainage and Lot 13 Litigation – Ongoing

(d) Outstanding dues. The vast majority of homeowners paid their dues on time. Communication will be made with any stragglers.

(e) Board discussed general MPCA maintenance of Lot 4/common lands, and individual requests there. Board expressed appreciation for the efforts of all of the volunteers involved, and recognized that the MP4 has been evolving over the past several

years. Majority of residents have been positive regarding these issues, and strong sentiment to maintain these efforts. Board concurrence on “grandfathering” that maintenance should not fall below the level achieved to date. Committee is the same five reps.

Move to formally recognize the MP4 Committee as a formal committee as follows:

It is a five-member committee with equal representation made up of one representative from each of the five associations [The Hill, Lubberland, The Waterfront, The Meadow, and The Ridge] with each association designating its own representative; MP4 will work annually on individual view maintenance requests which are normally addressed after the MPCA’s annual maintenance of Lot 4; Regarding individual requests, a member must obtain the signatures of any two of the five MP4 members to approve an individual view maintenance request, which request must comply with all applicable law and reflect the standards set for the general maintenance of Lot 4 using an MPCA approved vendor (currently Bartlett Tree) at the member’s own expense, or approved member hand cutting using no power tools as supervised by a past or present MP4 member; The rules and forms are currently posted on the MPCA’s web site regarding individual requests; Approved requests are “grandfathered” in at that level of maintenance for ensuing years whether requested by an individual or a group or an association (once approved, the maintenance at the same level in ensuing years does not require two signatures each for subsequent maintenance at the same level); MP4 would otherwise follow the same rules that other committees follow, which rules are set out in the MPCA bylaws.

Moved Bill Cormier, second Cari Moorhead, approved unanimous.

(f) Contracts with Great North and Blanchette will be up soon for reconsideration. More discussion to follow on this at next meeting.

The next regular meeting – Monday, February 15, 2010 @ 7 p.m. at the home of Paul Pensiero.

The meeting schedule is the third Monday of each month, except for the first Monday in December, due to the holidays.

There being no further business, the meeting was adjourned at 8:55 p.m.

Motion to adjourn by Paul Pensiero, seconded by Peter Roy, unanimous.

Respectfully submitted,
Cari Moorhead
MPCA Board Secretary