

**MOODY POINT COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
March 15th, 2010**

The Board of Directors of the MPCA meeting was held at Cari Moorhead's home, 215 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 - Absent
Board Member from Lubberland Creek: Paul Pensiero

Property Manger:

Wendy Chase from Great North Management Company (absent)

Committees:

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

President: Call to Order at 7 p.m.

1. The minutes of the last MPCA Board Meeting

February minutes not submitted for approval due to computer "glitch" – will attempt to retrieve and/or reconstruct.

2. Treasurer's Report/Capital Reserve Update:

(Tod Rodger absent, Joanne Johnson attending)

(a) Review Financials as prepared by Great North.

Joanne presented highlights of the budget. Members, whose assessments are in arrears, will be communicated with by Great North to bring accounts current.

Blanchette has been paid. Invoice will be sent monthly to ensure timely payment. No bills in arrears.

(b) Vanguard Account – in process of completing paperwork.

3. Committee Reports:

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

Partial bill arrived from Bartlett. Beth Marsh will review, approve, and send to Great North for payment re: \$2,400 regarding lot 4 maintenance.

Much discussion at MP4 about the wind storm. Trish Simon (who has replaced Pat Gardner as the Waterfront' MP4 Representative, due to Pat being on the Board) has come to the MPCA meeting to discuss clean-up.

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

Emergency repairs estimated to be at least \$2400, repairs ongoing to the water system, and water generator estimates regarding having water and sanitary facilities during power outage are being investigated.

When the power came back on, use of the system caused stress to the system and damaged the system. Controller has been replaced but it has not been waterproofed.

Lift station pumps have been running steady since 5 o'clock this morning.

Waterline has been very responsive though the storm aftermath.

The DES made inquiries regarding the water not being on due to power outage. WSC has had an electrician in to talk about the load. Per the electrician, the initial installation of the panel does not appear to be up to current code, i.e., electrical panels too close to water. Proposed generator would need a concrete pad, with a propane tank and the wiring to run it all, discussion regarding whether to separate the electronics from the inside of the pump house. The Water System Committee is recommending the creation of RFP to get bids, and will provide more detailed information at the next Board meeting including range of costs.

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

The BYOB's are ongoing. Thanks as always to our hosts. We are particularly grateful to those who have stepped in at the last minute to host due to unforeseen challenges such as the power outage due to the storm.

Timely Topics are also ongoing.

This year's tropical party was a great success. Despite the change in date (March 13th) due to the wind storm there was a great turnout. Thanks to Lorelei and Dimitri for their hospitality.

April 11th: The 4th annual Great Bay ½ marathon is going to be coming through Moody Point. This year the route has changed slightly reducing the number of hills by 10%. The race now ends in right in downtown Newmarket. Half Marathon Walkers Start - 10:00am Half Marathon Runners Start - 11:00am There are about 2,000 people expected for the race. Complete details at <http://www.greatbayhalf.com/> There will be hundreds of walkers and runners on Cushing (particularly between 12-2) so plan ahead. There is a new Moody Point water station location at the intersection of Cushing w/ Lubberland Dr. Volunteers needed. We are also collecting money for Club Chameleon. Last year we raised almost \$500. We hope to beat that goal this year. There will be an after-race cookout – details to follow.

4. Property Manger's Report:

Absent.

President on behalf of the Board has sent a letter to the insurance to put them on notice of the damage. Tree removal that caused damage, if any, to the screen house may be covered. Trees falling alone, or on other trees, and clean up thereof, are not covered, per the agent. Insurance agent has been invited to attend the MPCA meeting in April.

5. Lot 4

Storm damage that occurred due to the February storm needs to be addressed; it was severe and extensive due to the fallen trees. Board member Peter Roy documented it and sent a disc to the Town for their records. Emergency work was done, at the cost of \$1000, to remove trees in immediate damage of coming down and damaging property. After meeting with several companies and reviewing multiple methods to deal with the storm damage, the least expensive method of removal was through the retention of Pace Tree Service working with Millie's wood service, to remove the trees – significant reduction in costs due to the vendors chipping the damaged trees and selling the chips to PNH. Because of the size of the machinery to undertake the job, the machinery has to be staged somewhere, and various points were reviewed. The most economical, in terms of restoration costs, was behind 368 Cushing, which will cause damage to the paving on the spur and related driveway. Restoration costs will be cheaper to repave that area, than stage elsewhere; this was reviewed with the town as well. Estimates will be obtained for the repaving.

Multiple companies have been interviewed, from arborists to loggers, to determine the best way to remove the felled trees in the manner most economical to the association, and in the manner least intrusive to our forested lands. As luck would have it, the lowest bid that came in satisfied all of these conditions. It is Pace Tree Service working with Millie's Wood Service. More than fifty hours of time has been spent interviewing companies and speaking with the town and reviewing the trails. We investigated whether the wood from the felled trees could be reused as timber, and learned from the loggers interviewed that the wood has no value as timber but has some value as wood chips. The trees can be chipped, and then the wood chips can be sold to the public utility as fuel (but cannot be used in private fireplaces). In doing this, our costs of tree removal were reduced approximately 60%.

Any trees that fell down during the storm will be removed, and any trees determined by the certified arborist as being compromised or too damaged by the storm to remain safely standing, will be removed. Where possible, the stumps will remain in place.

Some have asked, why not just leave the trees where they fell, and just cut them up and scatter the pieces to reduce costs? The answer, per the town and the arborists interviewed, is that due to the volume of felled trees, if left, they could constitute a fire hazard; and, also if left, could create an infestation of wood boring insects.

MPCA had to determine where machinery could be staged, and where the machinery

could enter and exit to do the work. After speaking with the town and certified arborists, the path most viable and least intrusive to destruction of the land and trails was determined to be behind the drive path at the end of the Waterfront Condominium units. Heavy machinery will be used there and may block driveways in that area, so please be patient if this occurs. A "whole tree" wood chipper will be staged there for the duration of tree removal. Additionally, machinery will enter and exit there to go on the trail to move the downed trees from the ground to the wood chipper. This will entail a crew of four men - one of whose sole responsibility is to spot the location of the other three workers at all times for safety reasons. That is why it is critical that no one--repeat, no one--use the trails until all work is completed. If you do so, you will jeopardize the safety of these men as well as your own safety. Once the wood chipper fills up the storage container, the storage container will be emptied and taken to the public utility where the wood chips are being sold. Because the weight of the machinery is heavier than vehicles normally used on driveways/drive paths, the MPCA will also be responsible once the tree work is completed to repave any damaged drive path/driveways where the work is being conducted in the stretch of paving behind the last four Waterfront Condominium units - this was determined to be considerably less expensive than setting up at Trail Entrance #2, due to the land restoration costs involved if Trail Entrance #2 was used as the staging area.

Motion, President, seconded by Peter Roy and unanimous Board approval to retain the services of Pace Tree Service and Millie's Wood Service, capped at \$25,000, to undertake tree removal and related underbrush and restoration due to the storm, and for the MPCA to pay for the repaving necessitated by the damage to the Cushing spur and driveways from 365-368 for which estimates will be obtained.

Much discussion about the mechanism by which members pay for the storm related damage for both major areas, trees and water system, e.g., paid for by assessment only, by an assessment and partially by reserves, or some other combination, to be more fully discussed with regard to the water systems at the next board meeting. Regarding the extraordinary event of the wind storm and tree damage, the general consensus was that a special assessment is appropriate related to the tree damage.

Motion by President to levy special assessment of \$250 to every lot for the removal of the trees and related damage; second (more discussion to follow) by Cari Moorhead. More discussion ensued. Vote: Unanimous to levy \$250 special assessment to every lot to cover the tree removal and related damage.

There will be further discussion in April once we know the costs for the Water station.

6. MISC.

(a) Emergency contacts re: 7 board members. Board members to give the President cell phone numbers.

(b) Cari Moorhead will bring to CLC the idea of adding cell phone numbers

to the contact lists.

(c) Pepperell Cove Marine re: dock – 3/15 schedule now delayed.
Great North has let Pepperell know about the damage in the area of the dock.

(d) Questions re trees on on-MPCA land.

(e) Blanchette contract status/bills. EC Chair is the contact person, with Trish Simon as the back-up.

(f) Irrigation contract – Piscataqua.
Motion by President, to approve the contract at the same rate as last year, second Bill Cormier. Unanimous vote by Board.

(g) Property Management contract – will address at later meeting.

(h) Old business – unapproved cutting/letter to follow.

(i) Litigation status re drainage/Lot 13. May 12, 2010 date for drainage trial.

(j) Town has been contacted about the tree debris on Cushing Road and they will take care of it.

(k) Waterfront drainage reimbursement – status 8/21/09 - \$3,000 paid. Trish Simon will look into this situation.

(l) Bartlett \$2,400 – EC review/view cutting mostly on hold until tree and wind storm damage has been remediated.

The next regular meeting – Monday, April, 19th 2010 @ 7 p.m. at the home of Don MacKinnon.

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 9:30 p.m.
Motion to adjourn by Peter Roy seconded by Dick Ormrod unanimous by Board.

Respectfully submitted,
Cari Moorhead
MPCA Board Secretary