

MOODY POINT COMMUNITY ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
June 21, 2010

The Board of Directors of the MPCA met at Peter Roy's home, Newmarket, NH @ 7 p.m.

Board Members:

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 (absent) Bill Bunting, present.
Don MacKinnon from the Meadow
Board Member from Lubberland Creek: Paul Pensiero

Property Manger:

Representative from Great North Management Company – Kari Ploof

Treasurer: Tod Rodger and Joanne Johnson, present.

Committees:

Environmental Committee, Chair, Beth Marsh
Water Systems Committee Chair, Jim Fitzpatrick
Community Life Committee MPCA rep, Cari Moorhead
MP4 Committee Chair - Trish Simon

Meeting called to Order at 7 p.m. by the President, and Committee Reports given, along with the Treasurer's report, with some questions/input from the Board during the Committee and Treasurer reports:

1. PUBLIC COMMENT from MEMBERS.

Trish Simon – are we really addressing the true cost of taking care of the property. We have a limited supply of volunteers. Last year we saved \$10,000 but there are concerns that we are all getting older and we do have to continue to maintain the dock, screenhouse, etc. with or without volunteers. There was an assurance given in the past that we have three days of cutting every year. The recommendation is that the new budget be sufficient to fund the maintenance on the dock, screenhouse, etc. Plus we need to have a schedule for maintenance.

2. COMMITTEE REPORTS:

(a) Water Systems Committee Chair, Jim Fitzpatrick

The Water Systems Committee recommended the bid from Careno company for the three phases. We do have references. Bid valid through July 15th, 2010. Contract calls for 50%

of construction costs needed as down payment. Generator \$19,900, electrical and building \$31,685, total \$51,585. Suggestion that we have a % contingency. We will need a service maintenance agreement. Work would take a little more than a week. Updating the piping was not included in the bid, this could be added for less than \$5,000. Question about the propane tank, D.F. Richard has said they will supply the propane tank.

Question about the UV option - Two different types of systems, one big one or three smaller units. WC prefers the three smaller unit model (one per well) in case of maintenance issues \$16,880. It would fit in the electrical area once the panel is moved. Action item – Great North will find out the prevalence of the type of UV systems we are considering.

(b) Environmental Committee Chair, submitted by Beth Marsh and Trish Simon (MP4).

Update on storm damage. Phases 1, 2 and 3 are done. Costs to date have been paid (\$23,000 total). Contract cap is \$25,000, per Trish, may be some additional trail restoration re culverts. Phase four - Question has been raised about trees on Lot 4, which abut Lot 13. Due to comments made to them by Mr. Cheney, workers will not continue without a survey of the lot lines. There is a request for a survey to ensure that we know exactly where the lot lines fall. We do have a bid for the survey (\$1,200).

Discussion: What is the update on the paving? – Board is getting estimates. For the capital plan, we need to consider any damage to the dock, the screenhouse, etc.

Bill from Bartlett for \$1,200 – work not done due to the storm. Bartlett was approved for 3 days work (\$3,600) but only did two days work, so was paid for two days, the third day's work to be cancelled due to the storm. Trish is following up on the invoices. There is also a contract for Meadow and the Ridge for work that has not been done (individual requests, funded by individuals and not the MPCA). There will also be follow-up with Bartlett regarding leaving branches on the ground after trimming, and not removing the debris.

EC had a volunteer clean up on Saturday, June 19th. There were eleven people who volunteered: Trish, Brynn, Colleen, Jan & Ken, Bruce & Joanne, Peter, Chin, Ann, and Regina. They worked for a couple of hours and cleared the trail of rocks and debris from the split going to the screen house to behind Kay's. Later, Lanny finished clearing up to the Ballaro/Kreismanis home. Beth has not had the opportunity to walk the trail but has been told that it looks great and she wanted to thank all the volunteers for participating on such a hot Saturday morning.

June 11, David Hiley brought Matt Chagnon (from UNH) to walk the trail with Debby Grubbs and Beth Marsh to give us his opinion of the restoration or immediate replanting on Lot 4. The certified arborist (Pace) has previously reviewed the scene and advised that since they were careful not to destroy the topsoil in the storm damaged areas, the vegetation should rapidly replace itself, and the MPCA should wait until next year or two to further review the area. The logger working with Mr. Pace agreed with this as well.

Mr. Chagnon, from UNH, had not seen the property before and was impressed by the beauty as well as the storm destruction. He believes that the best course of action right now is to let nature take over and see what happens in the next 2 years. He said we will be surprised at how quickly things will return. He noted that we have many varieties of different trees that will thrive now that they have more sunlight. For example, he spotted birch, hickory, oak, elm, wild cherry, basswood, apple, wild dogwood, red and white cedar and the red and white pine. He also noted the sumac that seems to be taking off and he said that it was a native plant and that it attracts lots of species of birds because of the fruit it produces. Matt also states that the diversity of habitat that the storm has created will bring a diversity of wildlife along with it. He thought that we could help bring the green back quickly by planting “conservation mix” in the devastated areas and the trees would still be able to grow. John the logger left lots of debris along these areas which will help with erosion, which didn’t seem to be a concern of Mr. Chagnon. Debby and Beth asked several times about that and he said he could not see any indication of erosion. Matt reviewed where the trucks were staged (near Mickey Lightfoot’s). He felt that there should be grass planted there sooner rather than later.

This advice is consistent with the logger and with the arborist.

Board discussion: In light of the advice of the experts as reported above by the Environmental Committee, the Board will review the situation in the next two years for erosion and replanting. Board had been forwarded an email by member Cheney as to Cheney volunteering to plant. The above advice already addresses this. Any restoration replanting, to the extent determined to be needed, will be done by vetted professionals who are certified and/or licensed in their appropriate areas of work and as approved by the Board. Board approved purchase and use of the conservation mix suggested by Mr. Chagnon of UNH.

(d) Community Life Committee

Discussion of MPCA’s request for an update on the screen house policy.

Action items:

- CLC members will merge current screen house policies to create one single policy.
- Merged policy will be sent to the board as an FYI, they have already been approved by the board.
- Once the board views final version we will place on the website.

Board discussion: We are trying to pull together copies of all of the policies to post on the web site, in addition to this and would like to approve and post all at one time. May need some help in completing this project.

3. TREASURER’S REPORT:

FY10 projection and the FY11 budget. The budget was constructed with input from multiple sources, EC, WC, and the President. Great North has been asked to provide updated numbers for administration, trash, etc. There will be an update sent around after

tonight's meeting. Goal to finalize budget by our next meeting, so that it can be distributed to the community. If we are going to complete phase 4 we do need to do the survey. Action item: Paul Pensiero will follow up on getting information to confirm costs, \$1,200 projected, for the surveying for Lot 4 and Lot 6 as it abuts to Lot 13.

4. BOARD OF DIRECTOR'S MEETING:

- (a) **Minutes:** May Minutes approved prior to meeting by email.
- (b) **Public comment** – Board will review the concerns raised.
- (c) **Water Systems & Reserves analysis:** Review of the Water System's Committee recommendations on improvements and maintenance to the water systems, which include the potential addition of a generator and pad, electrical rewiring to bring the pump station to code with "bump out" and UV treatment of water to replace chlorine and its impact on the budget.

Priority 1

\$12,000 – Upgrade the pipes, and rebuild the lift station pump and the well.

Strongly recommended by the WC

Priority 2 (a + b)

\$55,000 - addition of a generator and pad, electrical rewiring to bring the pump station to code with "bump out" and UV treatment of water to replace chlorine and its impact on the budget.

Strongly recommended by the WC

Priority 3

\$17,000 - UV

Motion for Board to accept the recommendations from the WC to complete Priority 1 and 2 next year. \$67,000 will be included in the budget for ratification by the community at the annual meeting. Proposed by Pat Gardner, second Peter Roy, vote of Board - Unanimous.

Directors are asked to bring this discussion to the associations.

The WSC is willing to do another Open House if there is community interest.

As a reminder there are a variety of schools of thought on reserves, ranging from one extreme no reserve (pay for repairs as they come up) versus have a huge reserve (pay for anything that happens). The MPCA has agreed to have a middle ground on the reserve which we have built up over the past several years. Due to changes in lending practices, lending institutions address reserves when making decisions on lending which is a concern.

(d) Drainage/other litigation status.

Water council determined that in light of the town of Newmarket taking title to the two public roads in the development and releasing the construction bonds, and the fact that the DES had problems identifying the correct drainage plan that was

approved, that the Water Council would not support continuation of the Administrative Order and the Administrative Order has been rescinded in the developer's favor. There is an appeal available. The Board voted unanimously not to appeal, and that concludes the drainage litigation.

Lot 13 – Board has agreed to go to mediation in an effort to more quickly resolve these matters and hopefully avoid the time and costs of trial for both sides.

- (e) **MISC.** MPCA insurer has denied payment on damage to resident canoes. Resident's should file a complaint through their own insurance.
- (f) D.F Richard – Annual reminder that we will get the usual Moody Point price - \$1.99. Paid in advance \$1.89/ gallon, plus senior discount (.04c).
- (g) Question: Do special assessments (\$250 for storm clean-up) apply to all lot members? Board received a letter from the Cheney Companies advising it is their position they should not have to pay the \$250 special assessment as applicable to the developer's vacant lots. Board reviewed By-laws and it appears that as applicable to special assessments, there is no exemption for the developer's lots. The Board will look into this further before making a decision.
- (h) Don MacKinnon, Meadows Representative, was asked to look into the issue of the dead tree on Osprey Circle as residents have complained about it possible spreading disease or insects to the healthy trees.
- (i) The property manager will get an estimate of damage that we could submit for an insurance claim due to the storm damage.
- (j) Some residents did not get a bill for the special assessment. Pat Gardner has requested that the property manger re-bill anyone who has not paid to make sure all receive the special assessment.
- (k) The new tree on the cistern has been planted and the bill has been paid.
- (l) Raccoon in the dumpster – Make sure the doors are closed. Pinard will come and dump the raccoon out. Check the doors to make sure that people can shut them easily.
- (m) Irrigation well on the Ridge – request from the Ridge (Bruce Johnson) for the MPCA to take over their irrigation as an easement. Pat Gardner requested that this oral request be reduced to a writing for the Board to review, which Bruce said he would do.

- (n) This is Cari Moorhead's last meeting. The Ridge will be electing a new representative shortly. Pat Gardner and the entire Board thanked Cari for all of her on work as a Board Member and as Secretary to the Board – thank you again Cari for your valued service to the community.

July meeting July 19th - home of Pat Gardner

The meeting schedule is the third Monday of each month @ 7 p.m, except for the first Monday in December, due to the holidays.

Respectfully submitted,

Cari Moorhead

MPCA Board Secretary