

Minutes: MPCA BOARD MEETING
Monday, August 4th, 2008
7:30 PM

The Board of Directors of the MPCA met on Monday, August 4th, at Russ Simon's home. Present were Dave Contarino, Cari Moorhead, Dick Ormrod, Russ Simon and Jim Fitzpatrick, presiding. Don MacKinnon and Peter Roy were absent. Guests included Wendy Chase, from Great North Property Management and Trish Simon, EC Chairperson.

The meeting was called to order at 7:32 PM.

1. Minutes of the July 7th, 2008 MPCA Board meeting:

- Motion to approve the minutes was made by Dave Contarino and seconded by Dick Ormrod - approved unanimously (5-0).

2. Committee Reports:

Committee reports were reviewed prior to the Treasurer's report and final budget discussion.

Water Systems Committee

- Presented by Jim Fitzpatrick.
- Well #3 was successfully fixed with a new pump and some improvements to the wiring and piping. We are now back up to full water capacity. Irrigation can return to normal. The burnt out electric control panel was replaced and upgraded as well. Cost of these repairs and replacements was under \$10,000.
- The WSC is reviewing the RFP responses on improving the road to the lift station.

Environmental Committee:

- Presented Trish Simon
- Dave Contarino volunteered to be the liaison to the EC (an open position) and was appointed by the Board
- As of July 31st: dock repair work and bridge board replacement completed. The combined cost was \$2482 of the \$8000 approved for these projects and the new swale project on Lot 4.
- Volunteers power washed and cleaned deck around screenhouse. As per 2 estimates, we had received; these volunteers saved us over \$5000. EC has asked the volunteers to put in for expenses and lunch. Many thanks to the volunteers for their great work
- A Work Order Form submitted for repair of leaks in Screenhouse roof at a cost of \$500. Also asking the vendor to provide us with a Screenhouse repair and maintenance plan for the future.
- Work Order Form submitted for staining and sealing the recently power washed Screenhouse deck for \$1000. A motion was made by Cari Moorhead, seconded by Dick Ormrod to approve the Screenhouse leak repair and deck staining for \$1500. The motion passed unanimously.
- UNH Extension will be coming to see if they can help the EC with the increasing water lily problem in the Fire Pond. At their request, they will delay their visit to early fall.
- The approved EC project to improve the drainage on Lot #4 behind the Waterfront Condo Building - Units 365 - 368 on the MPCA's Lot #4 will begin shortly. Due to DES wetlands

regulations and topography, the swale will now feed towards the salt pond and the culvert under the trail in this area will be re-graded and expanded.

- In addition to the drainage fix mentioned above, there are other related projects to improve drainage in Lot #4 by the main trail entrance, the Fire Pond and two other trail culverts that EC has recommended to the MPCA Board. These projects will not only improve a number of drainage issues not covered by DES's AO, but will be more economical to do at the same time as the new Lot #4 swale. The Board is considering these proposed projects as part of the proposed 2008-2009 budget.

Community Life Committee:

- Presented by Cari Moorhead
- The Summer BYO's began at the Screenhouse on Friday, June 13th, from 5 PM to 7 PM and will continue each Friday as long as a weather permits into the fall.
- **Mark your Calendar's – the MPCA Annual Meeting is scheduled for Saturday, September 6th, 2008 @ Town Hall starting at 9 AM. Coffee & donuts will be available starting at 8:30 AM.**
- Hold the Date: October 4th is the date for the next MPCA Quarterly Get-Together.

Drainage Issue Report and Update

- Presented by Russ Simon.
- As approved by the Board, the legal work is being done to file as an "intervenor" in favor of the DES's AO and against Cheney's appeal of DES's Administrative Order to the Water Council. This will include an initial meeting with the Attorney General's Office (who represents DES in the Appeal process) which is currently being scheduled.
- The Board will continue to actively monitor the progress of the Appeal Process with the Water Council.

Cistern and Fire Pond Committee

- Presented by Jim Fitzpatrick
- Progress continues. All required RFP's have been received. The estimated costs of the project have now exceeded the preliminary estimate of \$100,000 approved at the MPCA Members Special Meeting on April 12th. As a result, the Cistern Project has been put on hold temporarily until the project can be re-reviewed and voted on at the Annual Meeting by the members as part of the 2008-2009 Budget. The Cistern and Fire Pond Committee remain strongly in favor of installing the Cistern as planned.

3. Treasurer's Report

- Presented by Jim Fitzpatrick
- Though year end financials were not yet available, full year expenses are expected to come in slightly under budget, including an additional contribution from our Operating Funds to our Capital Reserves of \$5000 previously approved by the Board.
- The 2008-2009 Proposed Budget was reviewed again and finalized. Overall revenues, Operating Expenses and Capital Contributions are in line with our current 2007-2008 budget and member fees should remain virtually unchanged. The only changes made to the 2008-2009 proposed budgets were in the Capital Projects & Expenditures area. A motion was made by Russ Simon, seconded by Dick Ormrod to increase the planned Capital expense the 2008-2009 Capital Budget to cover the revised Cistern cost estimates plus a 10% contingency as recommended by the Cistern and Fire Pond Committee. The motion passed unanimously. A second motion was made by Russ Simon, seconded by Dick Ormrod to modify the name of the proposed second

recommended Capital Project from “Fire Pond Remediation” to “Drainage and Fire Pond Improvements”. The motion was passed by a vote of 4 in favor and 1 opposed.

- A third motion was then made by Jim Fitzpatrick, seconded by Dick Ormrod to approve the Proposed 2008-2009 Budget as amended by the two approved Capital Project motions. The motion was passed by a vote of 4 in favor and 1 opposed.

4. MPCA Managers Report:

- Presented by Wendy Chase
- The “No Trespassing” signage has been ordered for the dock area, but not yet delivered.

5. Annual Meeting Preparation:

- Presented by Jim Fitzpatrick and Wendy Chase
- The Notice of Annual Meeting Package was reviewed and approved by the Board. It will be sent out shortly, in line with By-Laws requirements.
- Meeting logistics were discussed.

6. Other Business

- Mail Boxes: The developer and builder at Moody Point did not install sufficient mailboxes to meet the total approved # of units in the subdivision. The availability of open mailboxes to meet the needs of the current build-out is still being reviewed with the Post Office. Even if the current # proves to be sufficient for now, we expect at some point additional mailboxes will have to be installed.
- The “MPCA Open”: Jim Fitzpatrick asked the Board if they would be in favor of some members organizing a new, charitable fund-raising idea: an “MPCA Open” Golf Tournament, whose proceeds, after costs would be donated by the MPCA to local Charities. A motion was made by Jim Fitzpatrick, seconded by Russ Simon to approve the MPCA in supporting the development of this event. The motion passed unanimously.

The Board Meeting was adjourned at 10:02 PM.

Though there will be a short MPCA Board meeting after the close of the Annual Meeting to elect officers, the next regular MPCA Board Meeting will be held at Cari Moorhead’s home on Monday, October 13th, 2008 starting at 7:30 PM.

Respectfully submitted,

Russ Simon
Secretary