

**MOODY POINT COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 5<sup>th</sup>, 2009**

The Board of Directors of the MPCA met on October 5<sup>th</sup>, 2009 at 367 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, who serves as an alternate if John Badger cannot be present.

Board member from The Hill: Dick Ormrod

Treasurer: Don McKinnon from The Meadow

Board Member from Lubberland Creek: Paul Pensiero

Wendy Chase from Great North Management Company

Board Members Absent: John Badger

Guests present were: Beth Marsh, Environmental Committee

The meeting was called to order at 7 p.m.

**1. The minutes of the last MPCA Board Meeting (September 12, 2009) Organizational/Administrative Meeting of new Board):**

Motion to approve minutes made by Pat Gardner, and seconded by Peter Roy. Approved without changes.

**2. Treasurer's Report/Capital Reserve Update:**

- Overall budget was approved by membership at the Annual Meeting.
- Annual Dues due on October 15<sup>th</sup>, 2009. Late fees will be incurred after November 1<sup>st</sup>, 2009. Great North will follow-up with people, if needed, generally by e-mail.
- We are reviewing the location of our Money Market accounts. Don will make recommendations, if changes needed, for Board approval.
- As agreed after the Annual Meeting there was discussion of Treasurer's Position. Don McKinnon has held the position for 6 years. Tabled for next meeting.
- Capital Budget Planning - Discussion of planning ahead during the year to ensure that we have actual proposals in place prior to the creation of the annual budget for review. The board will create a timeframe by which capital requests need to be submitted for review.

- Communication – The Board plans to explore ways to use the web to communicate current processes to the membership, e.g., Environmental Committee process or where to find forms for submission of bid to the Board.

### **3. Committee Reports:**

Community Life Committee /Thursday, September 17, 2009:

- Finances / expenses are up to date
- Timely Topics are under review. Contact Peg Goddard with suggestions / for details
- There was a great turn out for the Gundalow BYOB.
- Special BYOB to celebrate outgoing MPCA board members went extremely well. Thanks to Gisela Von Hanstein for hosting the event.
- Last BYOB at the dock is scheduled for Oct 30<sup>th</sup> weather permitting.
- BYOBs will begin at Moody Point homes beginning January 8, 2010. Contact Lyn Badger if you would like to host.
- Fall Party on Oct 10<sup>th</sup> 3:30-6:00 at the Screenhouse, theme Green, SLOW local Food. The event coincides with the last day of the Farmer's Market. Also includes Pumpkin Carving contest.
- Welcome packs ready to go to new neighbors.
- Individual CLC members volunteered to update each association board memberships on the webpage.
- Grandparents week - Still being considered in the spring or summer of 2010 probably.
- Other events: MPCA charity golf tournament October 18<sup>th</sup> at Rockingham Country Club. \$60, includes golf, dinner and donation to Club Chameleon. Contact Joanne Johnson or Colleen Fitzpatrick for details  
*Next Meeting November 5<sup>th</sup> 2009.*

Environmental Committee:

- Removal of Hemlock at top of trail head.
- Clean up day on Oct 17<sup>th</sup>
- Kayaks can be stored in the Screenhouse starting November 1<sup>st</sup>.

### **4. Property Manger's Report:**

- Board reconfirmed that all workers conducting projects for MPCA provide Great North with their General Liability Insurance Certification prior to start of any work project. Great North responsible to obtain and update all such certificates. If any worker is new, please provide name/address to Great North for vetting.
- We will review the meeting schedule to ensure that we have the financials available a few days in advance. May change meeting dates to provide more review time for prior month's financials.

- Removal of dock for seasonal storage – pending after Oct 12<sup>th</sup>, 2009.

**5. Other Business:**

- a. Advisory Committees – Board approved creation of an Advisory Committee to assist the Board on drainage and lot 13 (Jim Fitzpatrick and Russ Simon). Pat Gardner moved, Peter Roy seconded, vote – unanimous.
- b. Berm project Drains/ Swales and Culverts – into Lot 4. Initially culverts were lined with stone. MPCA required to maintain these. There are safety issues if they are not maintained (uneven ground, mosquitoes etc.). Three bids have been obtained, Clough is the lowest. Time is pressing. The work will help to direct water more effectively toward the fire pond.  
Proposal:  
Report from Peter Roy in conjunction with the EC: \$6,600 and \$1,200 from the drainage line item for maintenance of the culverts and drains/ swales on Lot 4 (pending the completion of the form with all of the project details listed). Motion by Pat Gardner, seconded Dick Ormrod, vote unanimous - Approved not to exceed \$7,600. Representative from the Waterfront agreed that Waterfront would pay \$250 overage.
- c. Monty Smith plantings by lift station – decisions have been made in keeping consultation with EC. EC came in under budget, under by approximately \$600.
- d. Litigation update – Drainage suit is still pending before the Water Council. Lot 13 update – still pending in Superior Court to determine the ownership.
- e. Concerns about strangers on the trails, need to reinforce the signage to the trailhead to make sure that people know the trails are clearly posted. Referred to the Environmental Committee to propose wording and signs for the three trail entrances.
- f. Peter Roy gave a brief update of the water systems pending Jim’s report next month.

The next regular meeting – *to be announced*.

There being no further business, the meeting was adjourned at 8:50 p.m.

*Respectfully submitted,*  
**Cari Moorhead**  
MPCA Board Secretary