

Minutes: MPCA BOARD MEETING
Monday, October 6th, 2008
7:30 PM

The Board of Directors of the MPCA met on Monday, October 6th, at Jim Fitzpatrick's home. Present were: Don MacKinnon, Cari Moorhead, Dick Ormrod, Peter Roy, Russ Simon and Jim Fitzpatrick, presiding. MPCA Board member Dave Contarino and Wendy Chase of Great North Property Management were absent.

The meeting was called to order at 7:33 PM.

1. Minutes of the August 4th, 2008 MPCA Board meeting:

- Motion to approve the minutes was made by Don MacKinnon and seconded by Peter Roy - approved unanimously.

2. Treasurer's Report:

- Presented by Don MacKinnon
- Annual MPCA member and Water Systems fees have been billed by Great North, though delayed, and are being collected.
- Year to Date Operating expenses are on target.
- Don will work with Great North to correct the appropriate Capital Account accounting for the approved Cistern project. The Water Systems reserves should be fully utilized first to cover Cistern expense and then the remaining costs should be charged to our General Capital Reserves as planned.
- Don will review with Great North how any future Water System tie-in fees should be booked for new home connections (continue to maintain the Water Reserve Capital Account or close the account and book future Water tie-in fees in the General Capital Reserve Account) and make the appropriate recommendations to the Board.

3. Committee Reports:

Water Systems Committee

- Presented by Jim Fitzpatrick.
- The new Soft Start Controller and some old galvanized pipe in the Sewer Pump House had to be replaced. This was a result of a previously undetected, intermittent leak in the old pipe that short circuited the Controller.
- The WSC reviewed the responses to the RFP for improving and strengthening the access road to the Pump House and has awarded the contract to Wayne Rosa's firm in Newmarket. The project will be scheduled for implementation after the completion of the Cistern project.
- The EPA and the Town of Newmarket have been studying the causes of the significant water inflow problem in the Town's Sewer System during heavy rains that has been a major cause to the Town's flooding problems. Our WSC has participated in this study as a result of our running our own Water and Sewer System and being a potential source of some of the water inflow problem. The study has concluded that, as part of the solution to the flooding problem, a large number of manhole cover and collection box leaks need to be prioritized and corrected throughout the Town. We have been ordered by the EPA and the Town to fix our portion of the problem over time. At this point we appear to need to fix about 14 manhole covers and housings, as well as 3 collection boxes under the manhole covers. Tod Rogers will be working with the Town to coordinate our repairs with

the Town's repairs to keep the costs as low as possible. Some repairs will be required immediately; some will be fixed over time.

Environmental Committee:

- Presented by Jim Fitzpatrick
- 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 has been completed. This drainage improvement also included and required the replacement and re-grading of 3 culverts on the Lot #4 trail. In addition, the spoils (dirt) removed from improving the drainage was used to build up and strengthen the trail access road near the Fire Pond.
- The EC submitted a Project Funding Request for \$1500 to repair the screenhouse roof and side wall leak, to treat the screenhouse and bridge for ant infestation and to repair the associated insect damage to these Lot #4 assets. A motion was made by Don MacKinnon, seconded by Peter Roy to approve this project. The motion was passed unanimously.
- The Screenhouse deck, which had been previously power washed by volunteers, has been stained and sealed, as previously approved by the Board.
- The EC is continuing to research options to control or eliminate the Water Lily growth in the Fire Pond. They have begun discussions with the UNH Extension environmental staff.
- The Board has asked the EC to review the MPCA policies for winter use of Lot #4 and to include covering the issues of cross country skiing, snow shoeing and using the Fire Pond for ice skating.
- The EC and the Board thanks Stalin Arias, the EC's Lot #4 consultant and registered arborist and forester, for his leading the "Walk, Talk and Learn" session with MPCA members on September 13th. The walking tour of Lot #4 was very well attended and received excellent reviews.
- The EC's MP4 Committee is meeting with several homeowners from the Meadow and Lubberland Associations on their individual requests for additional view maintenance. These requests will be reviewed by the Committee and their arborist/forester consultant and any approved work will be for future implementation at the expense of the requesting individuals.

Community Life Committee:

- Presented by Cari Moorhead
- The Summer BYO's at the Screenhouse will end by October 31st or earlier, depending on the weather. Stay tuned for when the hosted Winter BYO's will begin!!!!
- The floating dock should be removed and stored on shore sometime during late October.
- Winter storage of kayaks and canoes in the Screenhouse will be allowed starting November 1st, on a first come, first served basis.
- The MPCA Quarterly Get Together is scheduled for the Screenhouse on Saturday, October 11th from 3:30 PM to 6:00 PM. As part of party, CLC is sponsoring a "Carve or paint your pumpkin in the privacy of your home. Bring your completed pumpkin to the party contest" – prizes will be awarded. Children and grandchildren are especially welcomed to attend. Please bring munchies to share and your favorite fall drinks.
- Many thanks to Bob Bestani for his leading the "Timely Topic" discussion on the current financial crisis at the Fitzpatrick's home on Sunday, October 5th. The event was extremely well attended and appreciated. Thanks to Fitzpatrick's for hosting this quickly organized event.
- Though not officially sponsored by CLC, the 60th Birthday Clambake on September 27th celebrating the 60th Birthdays of 11 Moody Pointers was an outrageous success. The event was attended by 72 people including 10 of the 11 Birthday guys and gals. Many, many thanks to those "crazy" Chernyshov's for hosting the event in their home, Jeanne Ormrod for coordinating the event, Jim Fitzpatrick for arranging the catered Clambake, Colleen Fitzpatrick for providing the tables, Brynn Rehnberg for arranging the baby photo contest and a host of others who donated their time, energy and chairs to the event!!!!

- The 1st Annual Moody Point Benefit Golf Tournament was a great success as well!! The 9 hole event was held at The Rockingham Golf Club on Sunday, October 4th with an awards dinner that followed (food prepared by Joyce of Joyce's Kitchen fame). There were 20 golfers who participated and 23 attendees. The event raised \$400 that was donated to Newmarket's Club Chameleon. Many thanks to Cari Moorhead and Jim Fitzpatrick for creating and organizing the event and Herb Campbell for arranging the prizes and awards!!
- Mark your Calendar's - This year's holiday party will be held on Saturday, December 13. The Bouthot's have graciously offered to host it once again.

Drainage Issue Report and Update

- Presented by Russ Simon.
- A motion was made by Don MacKinnon, seconded by Cari Moorhead to approve the MPCA Board to file as an Intervenor in Walter Cheney's Appeal to the Water Council of DES's Administrative Order to fix the drainage at Moody Point. Our Intervenor status, at a minimum, is in support of implementing the DES Administrative Order. Initial discussions have been held with the State AG's office, which represents the DES in the appeal and a fact book on the history has been provided to the AG's office.
- The Board will continue to actively monitor the progress of the Appeal Process with the Water Council.

Cistern and Fire Pond Committee

- Presented by Peter Roy
- The Cistern Project began implementation during the last two weeks of September, as approved as part of our 2008-2009 MPCA Operating and Capital Budget at our Annual Meeting on September 6th, 2008. The project should be completed, including initial landscaping and new plantings, by the end of October 2008.
- Once the Cistern project is completed and operational, the Committee plans to turn its attention to the Fire Pond so we can begin to identify and quantify remediation options.

4. MPCA Managers Report:

- None presented

5. Other Business

- Great North's Property Management Contract Update: The Board's review of this contract will be postponed until early winter due to other MPCA priorities.
- Expanded MPCA Budget Committee: A request to the Board came from two members to expand the Budget Committee to meet regularly throughout the year on budget and accounting related items. The Board discussed the request and decided there was not a need currently to expand the role of this Committee.
- Protective Covenants: The Board shares the concerns raised by some members at the Annual Meeting on having all the Associations join together and possibly develop some form of Protective Covenants to cooperatively set some MPCA-wide standards on additions to existing homes. The Board will poll each Association's Board over the next few months to determine the interest in pursuing this cooperative effort.
- Cistern Project – Other Possible Benefits: In addition to providing Moody Point with a second source of fire protection, the MPCA Board had previously approved that the Cistern could be used by the Newmarket Fire Department as an additional local source of

water to fight fires in the Bay Road area that is not served by fire hydrants. The Town appreciates the additional water access. We have asked the Town's Public Works Department to see if they could assist us in improving one section of drainage within the Town's "right of way" near the stop sign at the entrance to Lubberland Drive and Cushing Road. Public Works said they would work with us and see what they could do to improve the drainage in this area.

The Board Meeting was adjourned at 10:10 PM.

The next regular MPCA Board Meeting will be held at Cari Moorhead's home on Monday, November 3rd, 2008 starting at 7:30 PM.

Respectfully submitted,

Russ Simon
Secretary