

**MOODY POINT COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
November 16th, 2009**

The Board of Directors of the MPCA meeting for November 16 , 2009 at 367 Cushing Road, 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 Hill: Dick Ormrod
Treasurer: Don MacKinnon from The Meadow
Board Member from Lubberland Creek: Paul Pensiero
Board member from The Waterfront: Trish Simon, (Bill Cormier absent, Ms. Simon appeared as an alternate for the Waterfront Condo Association)

Property Manager:

Wendy Chase from Great North Management Company (not present)

Committees:

Environmental Committee Co-Chairs: Beth Marsh (not present), Priscilla Ballaro (present)
Water Systems Committee Chair, Jim Fitzpatrick (present)
Community Life Committee (report sent via email to Cari)

President: Call to Order at 7 p.m.

**1. The minutes of the last MPCA Board Meeting (October 5, 2009)
Organizational/Administrative Meeting of new Board):**

Motion to approve minutes made by Dick Ormrod, and seconded by Peter Roy.
Approved without changes.

2. Treasurer's Report/Capital Reserve Update:

- (a) Discussion to appoint new treasurer and addressing the position when treasurer is absent.
Moved: Appoint Tod Rodger, proposed Pat Gardner, seconded Peter Roy.
Friendly amendment to add Joanne Johnson as a member of the MPCA's Advisory Committee with a role to act as an assistant to the treasurer.
Vote: Unanimous. Pat Gardner will inform Great North of the treasurer's approval.
- (b) Review Financials – forwarded to all Board members on 11/10/09 by Pat Gardner, as prepared by Great North. Pat had questions for Great North regarding

account information not matching to statement, question re authorization of work by Blanchette outside of contract – will forward to GN for response; project list must match up with the project expenses. The work ought to be under either the contract, or under an approved project with the WSC or the EC. Pat met with GN to this morning to become familiar with the systems; Question: Do we need a point person for Blanchette? Issue tabled to December agenda;

- (c) At the request of the board, Tod Rodger will request that Great North moves \$40,000 from operating expenses into the reserves as voted upon at the annual meeting. It may already have been done, Tod will verify;

Discussion raised by Tod Rodger regarding renaming and merging of line items. Action item: Tod Rodger will meet with Great North, and create a proposal, in keeping with Great North's system, to bring to the December 7th 2009 meeting. Goal to align the chart of accounts with the approved budget. No changes to be made until Board reviews and approved; meeting with Great North will be "fact finding" mission.

The by-laws call for an audit every three years, or at the change of the treasurer. Recommendation is that we go outside for the audit. Suggestions to be forwarded to Pat Gardner. Approval of auditor will be on the agenda for the December meeting. Pat and Tod will work on a letter requesting proposals from accountants, will address as a limited scope audit to keep costs/fees to a minimum while adhering to the mandate of the bylaws.

Discussion about checks and balances regarding coding of expenses. The responsibility of the Board is to ensure very clear lines of approval of all expenses between committee chairs and treasurer. In addition, we want to ensure that all expenses are coded into the correct line items.

We reiterated that all vendors must have liability insurance certificates. Great North is responsible for getting the insurance certificate renewals.

EC question: prior to hiring a vendor, does EC go to Great North or does EC contact the vendor? When you are looking for a vendor, fill out the MPCA Project Funding Request form, attach the proposal and attach the liability insurance certificates.

Discussion of the Great North Contract. They are going to send us a proposal from Justin, V.P. of Operations. To be discussed when proposal received.

- (d) Berm repair, drain clearing and maintenance done and paid for, project was a success.
- (e) Past due assessments will be followed-up, as appropriate;

3. Committee Reports:

(a) Environmental Committee/MP4 – will soon be moving forward with annual common land work. More information to follow for next meeting.

(b) Water Systems Committee:

Sewer System Upgrades: Added redundancy to electrical and physical aspects of the system, additional steps will be looked at moving forward, e.g., audible signal.

The upgrade of lift station pump 2 is in capital budget, budgeted at \$6,000. Pump casing, not motor. Recommended for as soon as possible.

Irrigation: New procedure was very successful with the MPCA paying for the Turn-on and Turn-off. Process is complete for the year. Ridge had some repair in the Ridge pump.

Potable System: System wide usage 10,000 gallons per day, 125 gallons per home per day.

We are working under a 12/1 deadline for a blended sample of all producing wells. When we test we report all findings to the state. Currently we believe there is surface water getting into the well. Well #1 has been off line for some time. The plan is to inform the state that we are a 2 well system. Test and report on #2 and #3. The plan is to rehab well #1. If the rehab is not successful, there will be a need to look seriously at the alternatives. The water committee is currently reviewing alternatives, e.g., become a disinfecting system or drill another well.

Moved that we approve \$6,000 from the capital budget for the replacement and installation costs of pump 2. Proposed Pat Gardner, seconded Don MacKinnon. Unanimous.

Moved that \$2,000 be approved out of septic maintenance to fund upgrades and enhancements for sewer maintenance and warning system. Proposed Pat Gardner, seconded Trish Simon. Seconded. Unanimous.

\$5,000 in budget for sewer holding tank that is no longer on the priority list.

(c) Community Life Committee:

- BYO parties will start in homes during the month of January
- Holiday Party will be Dec 12 at Fern and Judy Bouthot's. We will again collect food for the food bank. Because the party is after the Operation Santa deadline we will collect for them before the party. All to be announced soon.
- There will be a Moody Point Game Night at Cathy and Dick Mills on January 23. Timely topics will begin in January
- Next CLC mtg will be January 13th 2010.

4. Property Manager's Report:

Great North absent due to conflict with annual meeting of other association.

5. Other Business:

- (a) Set meeting schedule – Done. Next meeting will be December 7, 2007 at Dick Ormrod's house. After that, all meetings to be held the third Monday of each Month. Peter Roy will host the January 2010 meeting.
- (b) Lot 13 and drainage update.
Litigation update given.
Drainage re Water Council DES SO enforcement – Ongoing, awaiting scheduling of pre-hearing conference.
- (c) Lubberland Drainage issues – Paul Pensiero:
Pat Gardner and Cari Moorhead walked Cushing Road during the significant rain event on Saturday November 14th, 2009. The issue does not occur on MPCA land, as reported by the EC. However, the MPCA will ask Water Systems Committee member John Badger to review the issue.
- (d) Monty Smith plantings by lift station – completion.
- (e) Any new business?

Tabled for the next meeting – Don MacKinnon requests that we review the forms.
No trespassing sign will be brought up again at our next meeting.

Reminders –

Poop and pets! We remind our community members to pick up after pets.

Slide the doors closed on the dumpster so the critters cannot get into the dumpster.

The next regular meeting – *December 7, 2009 @ 7 p.m., Ormrod's 10 Eagle Drive.*
The proposed meeting schedule is the third Monday of each month, except for December, due to the holidays.

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Cari Moorhead

MPCA Board Secretary