

**MOODY POINT COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 7th, 2009**

The Board of Directors of the MPCA meeting for November 16 , 2009 held at Dick Ormrod's home, 9 Eagle Drive, 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
Board member from The Hill: Dick Ormrod
Treasurer: Tod Rodger
Don MacKinnon from the Meadow
Board Member from Lubberland Creek: Paul Pensiero (absent)

Property Manger:

Wendy Chase from Great North Management Company (absent)

Committees:

Environmental Committee Co-Chairs: Beth Marsh
Water Systems Committee Chair, Jim Fitzpatrick
Community Life Committee

President: Call to Order at 7 p.m. @ Dick Ormrod's home.

1. The minutes of the last MPCA Board Meeting (November 16, 2009)

Motion to approve minutes made by Pat Gardner, and seconded by Peter Roy.
Approved with changes.

2. Treasurer's Report/Capital Reserve Update:

- (a) Review Financials as prepared by Great North.
- (b) Questions/Discussion/Suggestions. For example, one item per invoice.
- (c) Tod Rodger worked with Wendy Chase to rename some line items within their naming conventions.
Proposal – Rename three line items and condense some smaller line items (see appendix A). To ensure a streamlined bill paying process we will code each expense as one of three types of bills, annual contracts, projects or periodic payments.

Motion to accept new naming convention Pat Gardner, second Peter Roy. Vote - unanimous.

We are looking at alternatives to Vanguard for insurance reasons. Great North is looking into other accounts to determine if there is a better option. Tabled until January.

All MPCA works projects must be submitted for approval on the updated Project Funding Request Form (Appendix B). While projects may be “budgeted” for, they still require BOD review and approval.

Motion to accept the updated Project Funding Request Form – Dick Ormrod, second Don MacKinnon. Vote - unanimous.

The updated Project Funding Request Form will be posted on the website.

3. Committee Reports:

(a) Environmental Committee/MP4 – Beth Marsh, EC Chair

Fall Clean-up was very successful. There were over 25 people that came to help.

MP4 –After upcoming meeting, and the forming of ideas on the scope of work that needs to be done, EC will contact Bartlett Tree to discuss this year’s work.

Water Lilies – John Badger is working to determine whether selected herbicide treatment is working.

Screen house – Volunteer needed to coordinate study on the future of decking for the screen house to determine whether there is work that needs to be done to ensure the stability of the structure.

Swales and Berms - Work is finished. The culverts have been cleared and redug so that they all channel the water downhill. One berm was completely removed and another mostly removed to help with the water movement and to cut down on the constant maintenance they required. Joel Clough did the work.

Private / Keep Out - Discussion on trail head signs (marking the trails as private) at the request of the MPCA.

Recommendation – No change in signage needed.

It was felt that there were very few individuals that might need the sign. This issue may be revisited if deemed necessary.

Nitrogen in the bay - *“2009 State of the Estuaries Report” ... “In Great Bay, the concentration of dissolved inorganic nitrogen, which can be harmful at high levels, has increased by 44% in the past 28 years. The negative effects of this on the estuary system are evident in the decline of the water clarity, eelgrass habitat loss, and failure to meet water quality standards for dissolved oxygen concentrations in tidal rivers.”*

Recommendation – Study and discuss suggested plans for fertilizer use at Moody Point.

Keeping the Critters out:

Recommendation – Continue to educate the community to ensure that the sliding door is closed.

(b) Water Systems Committee - Jim Fitzpatrick, WSC Chair

The replacement pump for our Sewer Lift Station Pump #2 is on-order and should be available for installation in the next couple of weeks. On-going testing of our fresh water well number 1 has shown no contaminants in the last two samples. The well will remain disconnected from our distribution system as we reestablish confidence in the well through our rehabilitation protocol and continued testing.

(c) Community Life Committee - summary read by Cari Moorhead

- Moody Point Holiday Party Saturday, December 12th.
- Many thanks to all who donated food for the local food pantry and/ or gifts to Operation Santa (many gifts and \$500 in gift cards collected).
- In house BYO's to start in January, 2010.
- Timely Topics to start in January, 2010.
- Game night at the Mills on January 23rd, 2010.

4. Property Manger's Report: (absent)

Wendy Chase was involved in meetings earlier today with Tod and Pat regarding MPCA issues.

5. Other Business:

- (a) Drainage update – ongoing. Prehearing order issued. Trial date May 12th, 2010.
- (b) Lot 13 pretrial conference soon.
- (c) Lubberland Drainage issues – Pat Gardner, Cari Moorhead and John Badger have reviewed the situation and determined that we ought to wait until the DES administrative order is resolved.
- (d) Lot 4 Asset maintenance/records. Pat Gardner circulated a handout that identifies drainage projects that have been done to date (Appendix C). We plan to add to this work moving forward as additional improvements are added.
- (e) Any new business – Pat Gardner will instruct Wendy Chase to move the dumpster onto the asphalt for the winter, if needed.
- (f) Lift station – piece of pipe lying on the ground, recommend that we get the pipe hauled to the dump. Two members said they would do so.

The next regular meeting – January 18, 2010 @ Peter Roy's house.

The 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 8:25 p.m.
Motion to adjourn Peter Roy, seconded by Dick Ormrod, unanimous.

Respectfully submitted,
Cari Moorhead
MPCA Board Secretary