

Meeting Minutes
Moody Point Community Association
Board of Directors Meeting
December 12, 2011

The Board of Directors of the MPCA met at the home of Harvard Sitkoff, 223 Cushing Road, at 7:00 pm, on Monday, December 12, 2011.

Attendance

Board Members:

President and Board representative from The Waterfront: Trish Simon
Vice President and Board representative from the Hill: Jeanne Ormrod
Representative from the Ridge: Ken Geremia
Representative from the Meadow: Roger Salava
Representative from Lubberland Creek: Paul Pensiero
Representatives-at-large: Judy Bouthot and Harvard Sitkoff

Nonvoting Board Members:

Secretary: Angela Hiley
Treasurer: Russ Simon

WSC Chair: Bruce Johnson
WSC Committee Member: John Badger

Call to Order

The meeting was called to order at 7:05 pm by Trish Simon.

Approval of Minutes

MPCA Board Meeting 10/17/11: **Motion by Judy, seconded by Jeanne to approved as amended. Motion was approved.** (Paul abstained since not present at October meeting).

Annual Meeting/Special Meeting: **Motion by Ken, seconded by Jeanne to approve. All present at this meeting approved.**

WSC Sponsored Guest – Jeffrey (Jeff) Hiatt – Report on Purchase of Electric Power

Jeff Hiatt of Performance Business Solutions, LLC, (PBS) provided information on his company's role in assisting varied kinds of entities to lower the cost of electricity (e.g., towns, businesses, schools). These groups participate in a "reverse auction" to obtain lower prices for the supply cost element in electric power. Deregulated areas can purchase power from other sources; the auction process brings together unrelated parties and enables them to participate together to receive a lower rate. MPCA spends approximately \$10,000 annually on electricity for the well house, lift station, screen house, and irrigation well. Customers have achieved savings above 10% through participation in this program.

After Q&A/discussion and Jeff's departure from the meeting, the Board decided that it was interested in pursuing this cost-saving measure and to ask the Property Manager to check references, speak with other entities that have used PBS, and make a recommendation to the Board about proceeding to explore this option for the above-mentioned facilities at Moody Point.

Citizen's Concerns

A misunderstanding/disagreement recently occurred between a resident owner and the EC over debris and tree removal from Lot 4. The resident communicated to the Board by email with a response that did not agree with observations of the EC. This incident was resolved with a warning to the owner that further unapproved cutting could possibly result in fines from MPCA and DES. Complete information on Guidelines for View Cutting on Lot 4 is available on the MPCA website. NHDES provides detailed regulations under the Shoreland Water Quality Protection Act and can impose fines and requirements for restitution when violations have occurred.

Property Manager Report

No report from Property Manager. Ted was not at the Board meeting due to attendance at the Waterfront Association Board meeting.

Committee Reports

CLC

Judy presented the CLC report (on behalf of Mimi Sokol):

- The holiday party at the home of the Bouthots was a success.
- Operation Santa, managed by Lynn Badger, netted \$1,005 in checks and gift cards, as well as gifts and books.
- Indoor BYO's in October and early November were well received. Two of them included UNH international graduate students. Additional follow-up with the students may be undertaken in the spring.
- Winter BYO's will resume on 1/6/12. Listing of hosts and addresses will be sent out.
- Timely Topics will begin on 1/22 with Jeff Bolster, UNH History Professor, speaking about The Piscataqua Region through Time. There will be three additional Timely Topics scheduled under Peg Goddard's guidance. Information on speakers and locations will be sent out.
- The Moody Point Directory is back on the MPCA website after being removed for editing. The Directory will be on the website until the end of December. The CLC will review the directory process at the next meeting.

EC

The following is the EC Committee Report to the Board Prepared by Lynn Badger:

The Environmental Committee has undergone a recent reorganization. The new officers are Lynn Badger-Chairman and Julie Kath-Secretary, other members are: Andra Crawford, Debby Grubbs, Ruth Kane, Anna Lisa Gotschlich and Linda Pensiero. At our November 9th meeting each member volunteered to take on oversight of an EC related responsibility on Lots 4 and 11. We will work with Ted Alex to coordinate any needed maintenance or repairs.

On November 11th our view maintenance committee (Lynn Badger, Julie Kath, Ruth Kane & Linda Pensiero) sent out a letter informing MP residents of the annual view maintenance cutting on Lot 4. We received 8 requests for cutting. The committee walked with our vendor, Al Pace, on November 14th. All requests were approved, some with modifications, according to stated requirements set up in our Procedures (a copy of which appears on the website) and the advice of our professional. The request Form and EC Guidelines are also posted on the MPCA Website. Some maintenance brush hogging was completed on November 23rd. The cutting requests are due to be completed on Dec 12 & 13, weather permitting. This will be followed by a day of maintenance trimming along the trails and possibly trimming of some branches overhanging the screen house deck. Complete report of the annual View Maintenance to follow in January.

The repair of the screen roof was completed at the end of November. The chimney cap was removed and the hole covered with wood. The whole flat part of the roof was then covered with ice & water material and then by a new rubber barrier. This should keep the water out. The workmen pointed out the broken lock on one of the sliders. We hope to address this in the spring. The boats were allowed in the screen house the 1st week of December.

We voted to look into refurbishing the sad looking wooden sign at the entrance to Moody Point, a project for this winter. *Lynn Badger*

It was reported that the Audubon Society Christmas Bird Count will take place at the Screen House on Saturday, 12/17 – mid to late morning.

The NH Shoreland Advisory Committee is soliciting a local member who lives on the Great Bay to participate in this organization. Lynn Badger followed up with the head of the committee (Mark Traeger) and learned that the group will be meeting once per month in Concord. Trish and the Board indicated that they will support Lynn's involvement with this committee as a home owner on the Bay and a resident of Moody Point.

TRC

Russ provided the following information from the Town Relations Committee:

- Discussions continue with the Town about ownership of the sewer line outside of Moody Point property.
- Discussion of Newmarket property tax increase and delay in tax due date until 2/28/12 due to the errors contained in the tax bills.
- Town will repair dip in pavement on Cushing Road.
- Budgets for Town and School are in the review process.
- Special election on December 20 on two propositions.
- A blast will go out to MPCA with dates of upcoming budget meetings and election date.

WSC

The following is the Water Systems Committee Report prepared by Bruce Johnson:

Sewer Line from Life Station to Bay Road

The WSC, through research conducted by John Badger using drawings provided by Tod Rodger and documentation at the county records center, has concluded that the pressurized sewer line runs across Town property as it leaves the lift station and across Lubberland Road. It re-enters MPCA property at Eagle Drive and re-enters town property on Cushing Road at approximately the location of the dumpsters.

This information was presented to the Town Manager, Ed Wojnowski. As a result of the meeting the town has agreed to take two actions:

1. Communication with the developer requiring him to provide “as built” for the complete sewer line at Moody Point including the line from our development to the Bay Road connection with the town system. Also to be requested from the developer is “as built” for the water system at Moody Point. Both items are required by prior approvals of the Town Planning Board and the MPCA Warranty Deed. Developer has provided no drawings to Newmarket or MPCA.
2. DPW will investigate collapsing culvert on Cushing Road for repair and when this investigation / repair takes place, will try to determine existence and location of our force main sewer line. This will help determine if our drawings are correct. Please note that we would like to know when DPW is doing this work so we can assure that a water committee member is on site to manage our end of our lift station in the event DPW finds our sewer line with a piece of machinery!

DES as Built Document

The “As Built” documentation was presented to David Kelly from the DES. On November 29, 2011, we received official notification from Mr. Kelly that our documentation package was sufficient and the open deficiency has been removed.

It should be noted that when deficiency notice was originally received, Doucet Survey was contacted to perform this work. Doucet Survey quote was a minimum of \$8,000 with final cost expected to be between \$12,000 and \$16,000. This would still have required WSC to locate all valves for Doucet to tie to 2 sites. The WSC did this work for ~\$265.00

Well House Heater

A new heater was installed in the well house to provide coverage of the addition added last year. This was part of the original project but was held off until this year to help with the cost.

Insurance Coverage

It is not clear what coverage we have with our current insurance carrier for the lift station and well house. The contents, without labor or “connection” material, for the lift station is estimated at \$101,000, the well house at \$268,800. This also does not include the buildings. This needs to be clarified and proper coverage obtained.

Planning

The following items are in the planning/quoting process:

1. A second blow out of the water main to reduce the amount of sediment in the water line – out to Waterline Service for scheduling
2. Request for quote on the cost and plan for cleaning the two atmospheric tanks and the pressurized tank in the well house. With Waterline Service for quote. Part of the FY2012 capital budget.
3. Request for quote to redesign and replace required out of spec plumbing in the well house to clean up the floor space now that the electronics is out of the wet room area of the well house. With Waterline Services for quote. Part of the FY2012 capital budget.

4. Relocate the remainder of the electrical in the well house wet room into the new dry room area. Quote from Negm Electric for \$1400. FY2012 capital budget approved for \$4000. Working on scheduling.
5. Need to submit a request for quote to Waterline Services and BPB Construction to repair several broken, bent or buried curb stops found during the “as built” effort. Will submit the RFQ for work to be completed in the spring. *Bruce Johnson*

Treasurer’s Report

Russ provided October and November 2011 financials. One hundred percent (100%) of the dues and fees have been collected as of December 2, 2011. The total operating expenses are at 25% of the annual budget although we are one-third through the year. All irrigation systems have been turned off. The capital projects are proceeding as planned. MPCA is in good financial shape.

Old Business

Policies and Procedures:

Jeanne and Ken will review the Policies and Procedures (P&P) with a completion date for the review in the spring.

Tags on Lot 6 Trees

The tags that were placed on trees on Lot 6 have been removed.

Insurance:

Lisa Davis, Voyager Insurance, is continuing to review our current insurance policies, offer recommendations for revised coverage, and explore other carriers. There are a number of factors that impact MPCA overall costs (e.g., valuation of structures and contents, deductibles, alarm systems, fire suppression systems). There have been a couple of meetings with Lisa and research on options used by other associations similar to Moody Point. Ken suggested that a small subgroup be formed to develop alternatives for insurance coverage.

New Business

Harvard Sitkoff provided information about the Newmarket Mill Space. There is a performance of *A Christmas Carol* at the Stone Church on Wednesday, December 21, at 7:30 as a fund-raiser for the space.

The meeting was adjourned at 8:50 p.m.

The next MPCA Board meeting is scheduled for Monday, January 16, 2012, at the home of Judy Bouthot, 122 Cushing Road, at 7:00 p.m.

Submitted by MPCA Secretary
Angela Hiley