

South Shore 2 Annual Meeting Minutes; September 19, 2015

INTRODUCTION:

The annual meeting was called to order by Board President, Mr. Niles said (8) units were represented in person and four (4) by proxy, therefore a quorum was declared.

PROOF OF NOTICE

A motion was made and seconded to waive the reading of the proof of notice for the Annual Meeting.

MINUTES OF THE 2014 ANNUAL MEETING

A motion was made and seconded to waive the reading of the 2014 Annual meeting minutes.

PRESIDENT'S REPORT

Meetings: The BOD met formally on four occasions since our last annual meeting and a few other informal meetings both in person and by email. After the last Annual Meeting the BOD elected George Niles, as President, Duncan Wood, as Secretary, and Scott Holland, as Treasurer. Meetings were held in October to decide on Units that needed painting in 2015. We also met in December to approve the Budget for 2015, with the BOD voting to hold the monthly assessments the same for 2015 and continuing the \$200 per year roof Assessment. The BOD held its Spring Open BOD meeting in April and further discussed painting and roofing for 2015.

Roofs: The BOD accepted a bid from R.J. Kellogg Construction to reroof the lake sides of Units 6 & 7. This finalizes the first half of the reroofing project. We currently plan on re-roofing the lake sides of units 9, 10, & 11.

Staining: The BOD voted to approve a contract with Lake Sunapee Painting for the planned 2015 painting work. After the meeting Duncan Wood examined all units for any damage that needed to be fixed. The work on various units was approved and is ongoing.

Forestry: Our Forestry plan continued in 2015 with Gilson Landscaping planting 3 Rhododendrons at the sitting area and 17 blueberry bushes on the shoreline from units 11-15. They also pruned back all shrubs along the shoreline at the same time. Gilson Landscaping also removed the old crumbling concrete culvert cover and put in a new one between units 2 & 3. They also excavated and repaired the drainage along the side of unit 4. Gilson Landscaping pruned and trimmed throughout the common areas, besides there normal summer maintenance. An apple tree was removed between units 5 & 6. Mr. Holland asked owners to take a walk and look at the grounds; he thinks they look very good.

Mr. Wood discussed the shoreline and mandated set-backs pertinent to removals and/or pruning. He noted they will ask Laura French to flag the area again.

He also confirmed that Gilson's removed an older culvert cover and replaced with a new cover.

Miscellaneous: We will be sending out a notice to all unit owners about pets, pruning, and trash. It has come to our attention that certain renters (obviously without owner's consent) have been bringing pets into certain units. We also need to remind ALL OWNERS that pruning and trimming is not allowed without the BOD's written permission. Please understand that a bush or tree behind or around your unit is on common area. Your neighbor may not appreciate your removal of what they wished to be left alone. We also want to remind owners who rent out their units to inform these renters that ALL trash must be in plastic trash bags.

TREASURER'S REPORT

Mr. Holland presented the Treasurer's report. Mr. Holland said they are currently in good shape and Mr.

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Niles agreed. Mr. Wood asked Terry to confirm that in general they have not had any problems paying the dues and Terry agreed noting other Associations have had foreclosures.

Mr. Holland reported the following cash on hand as of September 19th:

Checking Account \$34,240

Common Area Reserve \$56,387

Roof Reserve \$1,500

Operating Reserve \$2,954

There is 1 delinquent owner owing more than 30 days of common charges.

The Board will not be providing a budget as of yet as it is too early.

Mr. Holland requested the following motion:

RE IRS 70-604 WHEREAS, the SS 2 Condo Association is a NH corporation duly organized and existing under the laws of the State of NH and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the SS 2 Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2015, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 or shall be applied to the Capital Reserved as determined by the SS 2 Board of Directors

This resolution was adopted and made a part of the minutes of the Annual Meeting of the South Shore 2 Condominium Association.

OWNER QUESTIONS AND COMMENTS

Mr. Niles apprised owners that the center project will be starting and they will be closing on November 15th.

An owner inquired if gutters are going to be cleaned after fall; Mr. Niles confirmed interested owners should contact Terry at Belle Terre.

An owner inquired about the deep ruts left by the roofer on the deck side area of unit 6. Mr. Wood indicated they would ask Tristan Gilson to take care of this. Mr. Holland commented he does not think it is the roofers; it may have been the landscaping crew. Mr. Wood feels it is because of the layers of bark mulch, the Board will discuss. Mr. Niles asked Ms. Auty if she is happy with the recent plantings and she said no; however, she is working with Tristan to resolve.

ELECTION OF A DIRECTOR

Mr. Niles confirmed that Mr. Holland's term expires and asked for nominations. Mr. Niles nominated Scott Holland and Mr. Wood seconded. There being no other nominations, the nominations were

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closed. Mr. Holland was elected to serve another 3 year term.

Tentative Meeting Dates: Open Board Meetings for 2016--the 3rd Saturday of April and July. The Annual Meeting will be around the 24th of September.

ADJOURNMENT

Mr. Niles thanked everyone for coming. There being no other business to conduct, the meeting was adjourned.

Respectfully Submitted,

Lori Pare, Recording Secretary