

# South Shore II Annual Meeting; September 8, 2018

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## **INTRODUCTION:**

The annual meeting was called to order by Board President, George Niles. Nine (9) units were represented in person and (4) by proxy, therefore a quorum was declared.

## **MINUTES OF THE 2017 ANNUAL MEETING**

Mr. Niles requested a motion to waive the reading of last year's meeting minutes. A motion was made and seconded; and passed by a unanimous vote of the members.

## **PROOF OF NOTICE**

Mr. Niles requested a motion to waive the reading of the Annual Meeting Notice which was mailed to all Unit Owners. A motion was made and seconded to waive the reading of the proof of notice for the Annual Meeting.

## **PRESIDENT'S REPORT**

Mr. Niles presented the following President's Report:

The Board of Directors, immediately following our 2017 Annual Meeting, met and elected George Niles as President, Duncan Wood as Treasurer, and Scott Holland as Secretary for the 2017-2018 fiscal year.

The BOD was informed that Belle Terre would no longer be plowing, sanding or shoveling beginning immediately. The BOD hired our landscaper, Gilson Property Management, to handle these winter maintenance duties.

On December 9, 2017 the BOD held its Annual Budget Meeting where the budget and monthly condo fees were voted for the 2018 year.

On January 8, 2018, the BOD held a special meeting regarding snow and the parking of cars in the parking lot. An email was sent to all unit owners informing them of the new parking regulations for snow storms. We requested that cars be parked in front of your individual units until after the first plowing, then move to opposite side so the plow could clean up in front of units.

On February 18, 2018, Duncan Wood sent an email to all unit owners about the President's Day Weekend problems. These included cars and trucks not being moved as noted above. It was noted that due to rented units in the 4-8 area we had an inordinate amount of cars and trucks parked, including double parking.

On March 14, 2018, another email was sent out re: the enormous amount of snow that had fallen and that Gilson was again unable to plow due to cars not being moved.

On April 27, 2018, the BOD held its Open Meeting for Unit Owners. A Winter Snow summary was given. The BOD announced that it would meet with Gilson in October to go over Winter Operations and whether we needed an increase in our budget to handle the added costs.

On May 24, 2018, the BOD authorized the expenditure of up to \$7,000 for siding repairs to the lakeside of units 5 and 6 to continue the repairs needed per Dave Albright's report from 2017. Mr. Albright was chosen from 2 contractors to do this work.

The Memorial Day Weekend again brought too many cars onto our parking area between units 3-10. Rental units caused most of these cars and trucks. One of the rental units had approx. 10 cars parked.

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On July 21, 2018, the BOD held its Summer Open Board Meeting. We discussed a new parking memo sent to all unit owners, the reason for the late staining of walkways, the roofing of the Lakesides of units 1-4 after Labor Day, the structural repairs as noted above, and landscaping of our common areas.

Following the 7/21/18 meeting the BOD met with Gilson about landscaping. AS can be seen shrubs in front of the lake side of units 11-15 had died and were trimmed or removed until spring. The lakeside blueberry bushes and weeds were trimmed and other areas were cleaned up. The BOD voted to accept a bid of \$1,635.00 from Gilson to remove 3 trees from the island to the right of units 1-2's parking spaces and to remove the island itself to provide possibly 2 more parking spaces.

Currently the timetable for the above work is as follows. Unit 5-6 siding repairs – weather permitting 9/10. Roofing of 1-4 – Any day now. Tree and island removal – 9/17.

We will provide notice of the tree work by having Gilson place orange cones in the parking lot on both sides of the island. We ask unit owners, their guests and renters to refrain from parking there so that damage can be prevented from falling trees or branches. When the work is completed (1 day) the cones will be removed.

Mr. Niles opened the floor for owner questions following his report.

### **Q & A**

- Patricia Auty asked Mr. Niles to reiterate the roof and siding schedule;
- Jodi Mueller requested clarification on the work scheduled for the “island”; She also noted that she has a tenant and Max Shepherd is her rental agent if any community notices need to be sent to her tenant;
- Fred Orkin inquired if Dig Safe would be contacted to verify electrical leads; Mr. Niles confirmed they will be contacted.

### **TREASURER'S REPORT**

Duncan Wood presented the following Treasurer's report:

Cash on hand as of September 8, 2018 - \$24,918

Common Area Reserve \$ 57,140

Roof Reserve \$3,004

Operating Reserve \$7,335 He also noted there were still transfers to make to the Operating Reserve Fund.

Mr. Wood noted that the Association is in good shape and that they are using their funds wisely.

Mr. Wood 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;

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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, 2017, 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 Reserve as determined by the South Shore 2 Board of Directors.

A motion was made and seconded; the resolution was adopted by a unanimous vote of the members.

### **NEW BUSINESS**

- Lew Houck reported a wash out along the fire lane. The Board confirmed they would have Tristan Gilson address the issue.
- Duncan Wood explained there a couple of pine trees in the courtyard adjacent to the parking lot that are being considered for removal; he noted he would sent an email and sketch to all owners; he asked that owners reply and provide their input;
- Patricia Auty inquired when the Forester would be coming. The Board noted their current plan is still in place until 2019. Mr. Wood mentioned there are some changes coming regarding ECC rules. He noted there may be some changes in rules and application/interpretation to reflect best forest management. Mr. Niles reminded owners that the lake side is also under the State of NH Shoreland Rules.
- Mr. Niles noted that units 5, 7 and 8 have carpenter ants. He clarified the Association will pay for carpenter ant and/or termite treatment but Unit Owners would be responsible for common household ants and bugs.
- Mrs. Haskell noted there was a dead blueberry bush; the Board confirmed Tristan Gilson would replace it; It was suggested the blueberry bush be replaced with a hydrangea;
- Mrs. Mueller inquired if the Board would consider planting a tree in honor of Margery Bostrom for all her service to South Shore II and the community. The Board will take it under advisement. Mr. Niles confirmed that he thanked Ms. Bostrom for her years of service on the council at the recent Council Meeting.
- Mrs. Niles gave a report on her research of Trek material; it was noted that replacement of the current decking on the walks with Trek would not conflict with any building codes.

Owner./Board comments follow:

- There is still a lot of uncertainty regarding cost;
- Inflation must be factored in;
- Was the use of ice melt safe to use on composite material;
- Weighing the staining cost versus replacement of existing pressure treated that still has useful life over time;

The Board asked Mrs. Niles for forward more information regarding the cost once she was able to meet with a contractor. The Board thanked Mrs. Niles for her research and agreed to take it under advisement.

- Mrs. Haskell reported vehicles are parking in front of the fire lane gate which impedes access in an emergency; the Board thanked her for pointing it out and confirmed they would contact Ken Ryder.
- Mr. Niles mentioned that many owners have updated their electrical panels. He explained that some of the original panels experienced “tripping” issues. He reminded owners that the replacement would be at Unit Owner expense.

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### **ELECTION OF A DIRECTOR**

Mr. Niles confirmed that Mr. Holland's term ends this year. Mr. Niles nominated Mr. Holland for another three year term. He inquired if there were any other nominations from the floor; there being no other nominations, the nominations were closed. A motion was made and seconded; Mr. Holland was unanimously elected by the members to serve another three year term.

### **ADJOURNMENT**

Mr. Niles requested a motion to adjourn the meeting; there being no other business to conduct, the meeting was adjourned.

Respectfully Submitted,