

South Shore II Annual Meeting Minutes, October 5, 2019

INTRODUCTION

The annual meeting was called to order by Board President, George Niles. Nine (7) units were represented in person and (4) by proxy, therefore a quorum was declared.

MINUTES OF THE 2018 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 2018 Annual Meeting, met and elected George Niles as President, Duncan Wood as Treasurer, and Scott Holland as Secretary for the 2018-2019 fiscal year.

On January 12, 2019, the BOD held its Annual Budget Meeting, where the budget and monthly condo fees were voted for the 2019 year. A \$5 per month increase, the first increase in years, was voted in.

On June 13, 2019, the BOD met Tristen Gilson to discuss the dead juniper bushes behind units 11-15. The BOD needed and received permission from the State and Grantham to remove these dead shrubs. It was decided to replace these junipers with a fence. This was done by Gilson in September with plans to also plant honeysuckle bushes in the spring.

In July, Lake Sunapee Painting completed painting of various units as decided upon by the BOD.

Also, in July, Gilson removed 3 trees (2 from in front of units 5-8 and 1 on rock wall nearest unit 3). We received ECC permission before removal.

On July 27, 2019 the BOD held its summer Open BOD Meeting outside behind Unit 8. Quite a few units were represented and much was discussed.

On July 31, 2019 the BOD held a meeting to discuss ideas brought up at the Open meeting of July 27th. A letter to all unit owners regarding our parking situation and pruning rules was sent out on August 7th.

August 14, 2019, the BOD met with Gilson and requested he replace a dead bush behind unit 1 and cut down a dead sumac. We finalized the removal of the juniper bushes at that time.

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As I am writing this report, Dave Albright and his subcontractors are beginning the replacement of rotting siding on units 1-15 as per the building inspection of 3 years ago. This work will continue in 2020.

Respectfully submitted

George P. Niles, President SSII

FINANCIAL

Mr. Wood presented the following Treasurer's Report:

Approximate Cash on hand as of October 5, 2019

Checking is \$44,826.00

Common Area Reserve is approximately \$ 67,758.00

Operating Reserve is \$ 7,339.00

We have NO Delinquencies

Mr. Niles reported that he looked over the audited financials and they are in great shape.

IRS Revenue Ruling 70-604 was read and a motion requested for the following:

That any excess of membership income over membership expenses for the year ended December 31, 2019, shall be applied against the subsequent tax year member assessments or common area and/or operating reserves as provided by IRS Revenue Ruling 70-604. The motion was seconded and unanimously passed by the members.

2020 Budget – A meeting will be held at a later date to enable the board to discuss any work needed with the Association Contractor prior to proposing the budget. Unit Owners will be notified once a date has been set.

NEW BUSINESS

Mrs. Wood asked about improving the view and Mr. Niles agreed they will discuss it.

The new fence was discussed. Mr. Niles noted that Tristan Gilson said he could plant some wildflowers in between the rocks and they could put in about 30 honeysuckle bushes. An owner commented they lose their leaves in the winter and he thinks there should have something different; he thinks Tristan has any idea how to fill in the area; the board will discuss. Mr. Keeney (11) stated the evergreens are getting very large near his deck and would like them trimmed. The board noted they are going to find another forester and update their plan. They will be proposing through council that they allow more trimming near the water. The board will reach out to Anita Blakeman and they will add some additional money in the budget for forestry.

An owner asked that the Board make a statement to the President of the ECA asking that the ECA not give in to threats of protests or violence and cancel speakers. Mr. Niles felt it was a good choice to cancel.

ELECTION OF A DIRECTOR

Mr. Niles confirmed that Mr. Wood's term expires this year. Mr. Niles nominated Mr. Wood 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. Wood was unanimously elected by the members

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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,