

South Shore II Annual Meeting Minutes – September 21, 2013

INTRODUCTION:

The annual meeting was called to order by Board President, Mr. Duncan Wood. Eight (8) units were represented in person and two (2) by proxy, therefore a quorum was declared. Mr. Wood asked everyone to introduce themselves. There were two guests who will soon be new owners.

PROOF OF NOTICE:

A motion was made by George Niles and seconded by Steve Calderwood to waive the reading of the proof of notice for the Annual Meeting.

MINUTES OF THE 2012 ANNUAL MEETING

A motion was made by Margery Bostrom and seconded by Steve Calderwood to waive the reading of the 2012 Annual meeting minutes.

PRESIDENT'S REPORT

Mr. Wood presented the President's Report:

Mr. Wood noted that during the past year we have made progress on certain issues, deferred others, and focused on a substantial landscaping improvement effort.

- **Meetings:** The Board of Directors met formally on four occasions since the last Annual Meeting. The meetings on 4/21/2013 and 7/20/2013 were scheduled as pre-announced open meetings with all unit owners invited to attend. The meeting on 12/8/12 was to finalize the 2013 budget, and the meeting on 3/24/13 was to meet with Tristan Gilson and work out the details of the landscaping plan.
- **Landscaping and Shrub Pruning:** In March we engaged Gilson Landscaping to undertake a substantial removal, trimming, and planting effort to upgrade the landscaping surrounding our units. The work was completed in May 2013. We have also engaged Gilson to do the ongoing landscaping maintenance and this year and plan to continue with that approach next year.
- **Damaged Siding Replacement:** We continued our effort to lower the grade adjacent to the buildings where accumulated mulch has resulted in rotting siding. This effort was undertaken at many of the Units with the greatest efforts occurring at #7. There are additional areas where the work was deferred until next year in order to limit our costs.
- **Staining:** We continued the "stain where needed" approach, and re-stained the decks of Units 1 through 8. The Board will decide in November which areas to undertake in 2014, so that the work can be completed before July 4th. At present we anticipate the staining next year will be limited to the wooden entrance walks.
- **Potholes:** In general the pothole situation has been better this year. ECA did provide limited repairs in the spring to the entrance way area.
- **Beach Erosion:** No action has been taken this year relative to the beach erosion or path deterioration issue.
- **Chimney Inspections:** Chimney/flue inspections of all flues that are actively used for burning of firewood will occur in early October 2013. We will not inspect the flues that are connected to propane burning units. If the inspector concludes that a chimney cleaning is required for safety, the cost of the flue cleaning will be billed to the unit owner. At the end of the meeting please inform Terry of the status of your flues, if you have not already done so.
- **Pine Trees:** In 2013 we cut down one medium size pine tree between Unit 6 and the lake. Our

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forester identified the weakened condition of this tree and we went through the process with ECC and the Grantham Selectmen to obtain permission to remove the tree.

- **Roof Replacement Program:** There were no roof replacements scheduled in 2013. The current plan is to replace the roof on the remainder of #5 and all of #8 this coming year.

TREASURER'S REPORT

Mr. Niles reported the following:

The cash on hand as of September 21, 2013 is \$26,145 the Common Area Reserves is \$37,117 and the Operating Reserve is \$2,951.

Mr. Niles requested a motion to designate 2013 actual excess of revenues over expense if any, be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. If any excess, the Board will then determine whether to add the funds to the Common area or Operating Reserves. Mr. Wood seconded the motion. Mr. Niles explained how this works.

Proposed 2014 Budget:

Monthly unit assessments will stay the same for 2014. Mr. Niles went over the budget with owners noting that a few line items changed although the monthly fee did not. Mr. Niles outlined work that Gilson's landscaping will be doing this year. An owner asked about snow removal and where the deck and roofs are on the budget, Mr. Niles noted they did not fund those items. An owner asked about common area reserves and Mr. Niles commented that last year they could not put as much in due to landscaping so this year they are funding more to make up for last year. They have also put money in the operating reserve to help with structure maintenance. Mr. Wood explained they may need to make a couple of changes before they decide on the final budget. The board is still waiting on the final number for insurance. Mr. Niles went over the 2012 audited figures; Mr. Niles feels they are in great shape. Margery Bostrom asked Terry if their Association is in good shape and Terry confirmed they are in a comfortable position.

OWNER QUESTIONS AND COMMENTS

- An owner commented that he feels this Association is very well run.
- Mr. Wood discussed the sewer issue and explained that the proposal for a separate new sewer district was defeated. Mr. Wood stated that Mr. Schaefer and Mr. Logan have filed as interveners in the Sewer Company's petition to the PUC and this will now take 11-12 months to settle. The Sewer Company now has no money and he is not sure who is going to pay for the legal costs associated with this expanded process. An owner asked if they can do an injunction. Mr. Niles said they are spending an unbelievable amount of time answering questions from lawyers. Mr. Wood said the good news is that when they asked the community to vote they did get an impressive amount of people to show up for the voting.
- Mrs. Niles asked how many wells are working now as she understood we were down to 1 after a storm. Mr. Wood replied that all 3 are now running. The wells got hit by lightning but are now repaired.
- Mr. Wood thanked everyone for coming.
- An owner asked about gutter clean up and Terry explained when the leaves are down they will clean the gutters; please send an email to Belle Terre if you would like your rain gutters

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cleaned.

- Mr. Auty stated that the new landscaping looks great. Mr. Auty noticed they still need to do something near the propane tanks and the board explained that they have planted something that will take time to grow up. Mr. Wood said he will be talking with Tristan Gilson about the different plants and what can be pruned. Mr. Wood said that the ECC has more rules than the State of NH and they have to follow the guidelines. Mr. Wood asked how much it would cost to do a detailed shoreline vegetation survey and Terry explained they could call Laura French, licensed Forester, to come and take a look. An owner asked if they can trim without approval and Terry said they do not allow this--they still need approval. Mr. Wood explained they cannot trim without approval because they will face fines. Mr. Wood explained to the owners how the NHDES point system works. Mr. Wood said the Director's will take additional branch trimming into consideration.
- Mr. Auty said he has had some wood peckers at their unit, Mr. Wood said if there is visible damage call Belle Terre and they will have it taken care of.
- An owner stated that there was a propane leak, and he would like the board to tell them how to shut off the tanks, there are 2 that serve their units. Mr. Wood explained how to shut off the tanks if they need to. An owner asked if they have a contract with Suburban Propane and Mr. Wood stated that Suburban owns the tanks.
- Margery Bostrom stated this has been a very informative meeting and thanked the board for all their help.

ELECTION OF A DIRECTOR

Mr. Wood stated that his term is up and he asked for nominations. Mr. Niles nominated Mr. Wood and the nomination was seconded. There being no other nominations, the floor was closed. Mr. Wood was elected to serve another three year term by a voice vote.

ADJOURNMENT

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

Respectfully Submitted,

Lori Pare, Recording Secretary