

SOUTH SHORE II  
2014 ANNUAL MEETING MINUTES  
SEPTEMBER 13, 2014

**INTRODUCTION:**

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

A motion was made and seconded to waive the reading of the proof of notice for the Annual Meeting. The reading of the minutes was waived by a unanimous vote of the members.

**MINUTES OF THE 2013 ANNUAL MEETING**

A motion was made and seconded to waive the reading of the 2013 Annual meeting minutes.

**PRESIDENT'S REPORT**

*Meetings:* The Board of Directors met formally on four occasions since the last Annual Meeting and a few other informal meetings both in person and by email during this same time frame. After the last Annual Meeting the BOD elected George Niles as President, Duncan Wood as Secretary, and Scott Holland as Treasurer. A meeting was held on 12/4/13 to approve the Budget for 2014. The BOD agreed to hold the monthly assessment and to use the operating reserve to balance the budget, as needed. The BOD, also, voted to continue the \$200 per year per unit for the roofing project for another year. On 4/26/14 the BOD held its Spring Open Directors meeting. The BOD discussed the upcoming staining of the wooden entrance walkways and railings. The BOD accepted a bid from R.J. Kellogg Construction to reroof the remainder of unit 5 and all of unit 8 of approx. \$10,000. This work was to commence in September, 2014. We discussed the various areas that need to have siding repairs and Duncan Wood was to walk the perimeter to update this list. We discussed having Gilson Landscaping remove a pine tree in front of unit 15 (this has been done). Jodie Mueller asked if the pine branch be removed where she and Scott parked their cars (this was done). We discussed and voted to engage the services of Laura French, Forester, for \$1,800 to prepare a plan for a specific thinning of the trees and shrubs along our shoreline. We also discussed the Council vote on a \$5.7 million dollar proposal for the Center. The BOD met on 7/27/14 for our Summer Open Directors meeting. At this meeting the forestry plan was reviewed and copies handed out. The BOD explained the report and asked for comments.

*Landscaping:* Gilson Landscaping continues to keep up with most of our needs and will be doing extensive pruning when he does his fall clean up.

*Damaged Siding:* We continued our efforts at various locations and will continue.

*Staining:* No unit were stained in 2014 under our stain where needed approach. The BOD will be meeting shortly to discuss need staining for 2015.

*Chimney Inspections:* You all received a notice from Belle Terre on Friday on this scheduling

*Trees:* We removed a tree next to unit 15 and another next to unit 1—both of these were approved by Laura French.

Mr. Niles noted that the wrong tree was taken down by Gilson so units 14 and 15 both had trees removed. The council voted to build a new center at golf course and everyone will have an assessment of \$750. Mr. Niles is the new council chairman.

**LANDSCAPING DISCUSSION:** Mr. Wood thanked all of the Unit owners who helped out with the tree and brush pruning the prior day. He reported the next step is to cut down a couple of larger trees and install replacement plantings; the board is meeting with Laura French and Tristan Gilson to clarify the additional work and obtain a specific quote that can be budgeted. The Board will also be addressing the erosion on the path near Margery Bostrom's unit. They thanked Susan Orkin for the initial nudge to get Laura French involved.

### **TREASURER'S REPORT**

Mr. Holland reported the following:

The cash on hand as of September 13<sup>th</sup>, 2014 is \$56,301, Operating Reserve is \$2952 and Roof Reserve \$1500.

The board will not be providing a draft budget at the meeting since it is too early to commit.

Mr. Holland requested the following:

Resolution of the South Shore II Condo Association

RE: Excess income applied to the following year's assessments revenue ruling 70-604

WHEREAS, the South Shore II 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;

THEREFORE, the members hereby adopt the following resolution by and on behalf of the South Shore II Condo Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2014, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of the South Shore II Condo Association.

### **OWNER QUESTIONS AND COMMENTS:**

Mrs. Orkin asked about the pot holes in the parking lot and said she had been told that it is a disagreement with ECA. Mr. Wood clarified the issue noting there are 3 owners of the parking lot area, many of the pot holes are caused from backing up. Mr. Wood stated that a few years ago they had some work done on the pot holes and Mr. Wood believes the ECA will be giving them a paved apron which will help at the edge of the road as you enter. Mr. Wood believes that the Association would have to spend a lot of money to permanently fix this issue. Mr. Niles said he had spoken with Country Houses and they were supposed to get back to him concerning the parking area and as of yet have not

done so. Mr. Niles suggested they offer to pay for half of the grading and Mr. Holland suggested they do not offer any money yet. Mrs. Orkin asked about the blue stone that covers the parking lot, and whether we can use something different so it does not track into the houses. Mr. Wood said the difficult part is fighting the ice in the winter and that is why they choose the blue stone dust. Belle Terre and ECA use the blue stone dust. Mrs. Orkin said that she takes her shoes off and it still tracks into the house. She inquired if larger stones could be used. Terry confirmed this would not be a good choice due to snow removal. The board said they really can't do anything at this point, there is no easy solution. Margery stated there is a pond of ice in front of 1 & 2 and is there anything they can do about this situation. Mr. Wood said it is because of all the snow banks and there is not a lot of drainage, he can ask for more grit to be put down and he is willing to get a bucket of grit near units 1 & 2. Terry said they could put a metal bucket out for them to use. Margery would like this put on the agenda when they discuss the drainage. Mr. Wood said he is sorry for being so negative but unless they have a much larger assessment this is what happens. Mr. Holland said he would hate to see what the liability would be if someone fell. One owner asked if they put in all wood walkways would that help in the court yard area. Mrs. Orkin said that would help them. Margery said that the wood walkways are very slippery but the railings do help with the ice. Mr. Niles explained that the owners have to take action themselves to help with the ice, Belle Terre can't be there constantly. Mr. Auty asked if someone falls and gets hurt who is legally liable and the board explained that the association owns the walkways.

Mr. Auty said that the plantings near the lake side air conditioner of Unit 9 appear to be lifting the condenser.

Mr. Auty wanted everyone to know this will be their last annual meeting, they have accomplished everything they wanted to and they will now pass it on to their daughter and hopefully she will let them come back and stay.

It was noted that the Open Board Meeting will be the 3rd week in April and July. Mrs. Auty said everything looks lovely and it is a dream come true. The next step is to get the beach back again and replace trees with blueberry bushes. Margery thanked Duncan for all his work; she stated that he would not accept coffee for the neighbors during the pruning effort because he said he is a task master. Mr. Niles said all the landscaping may not be done in 1 year, the board will see what the prices will be, and if it needs to be done in phases. They will continue to prune each year to stay up with it. Mr. Auty said they have made a great choice with Laura French.

### **ELECTION OF A DIRECTOR**

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

### **ADJOURNMENT**

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

Respectfully Submitted,

Lori Pare, Recording Secretary