

Attendees: Directors Donald Hooper, Jay Welch and Robert Koester. Also present were Terry Jones and Lori Pare of Belle Terre Property Management.

The Board reviewed, discussed and/or approved the following:

- Staining Program

Terry provided the Board with an update on the staining of the decks and walks currently underway. It was noted that furniture was not replaced to the original location following the prep work and 2 members noted they were missing the ring that goes in the table to hold the umbrella.

*Action:* Terry will address both issues with the contractor.

Terry confirmed that Units 46-44-42 are scheduled to be stained next year. She also provided the members with an updated long range Stain Schedule.

*Action:* The Board will inspect the units and confirm they want to proceed.

It was noted that the deck rails stained last year were not holding up well.

*Action:* Terry asked the contractor to inspect and submit a condition's report.

Unit 22 reported a deck board that needed replacement; Terry confirmed the contractor was asked to replace it before staining.

- Landscape Program

The Board inspected the grounds and prepared a punch list of trees/bushes that needed attention. The Board requested a couple of items be added to the list. The Board inquired as to the scheduling and Terry confirmed she hoped to start work the week of September 10<sup>th</sup>.

The members noted that the weed treatment appeared to have improved this year but felt the deck side needed an additional treatment. Terry suggested given the lateness of the season to wait and spray earlier next year. She noted her crew could string trim if they wanted to tidy up the area.

The suggestion by an owner at last year's annual to replace the mulch on the deck side with native grasses was tabled as the owner has since sold.

- Roof Replacement Program

Terry confirmed the slopes on 20R, 22R, 26F and 36F/R were scheduled to start October 1<sup>st</sup>. While reviewing the updated roof schedule, it was noted that Unit 20's front slope was rated a 3 and should be added.

*Action:* Terry will notify Weathercheck Roofing and request they add the extra slope.

The Board reviewed the roof schedule and current ratings and inquired when Weathercheck would inspect the slopes for the next year. Terry noted that Mike of Weathercheck normally conducts the fall inspections in October.

- Siding

The Board inquired what carpentry had been completed to date. Terry confirmed no work had been done this year; the carpenter will inspect all the units and submit a report. It was agreed that any repairs needed on Units 46-44-42 should be done prior to next year's staining.

- Propane

Jay reported that the current propane provided has agreed to charge all owners the same price per gallon. In the past, the cost was based on usage which resulted in some owners paying a lot more per gallon than other owners.

- Chimney Inspections

Terry confirmed only 1 chimney was inspected during the last round and there will be 1 more in the next round. It was noted that there are no longer a lot of wood burning use.

- Generators

There was a brief discussion regarding generators on common area. The subject was tabled for the time being.

- Washing Machine Hose Replacements

Terry confirmed approximately half of the owners reported the hoses have been replaced. She noted there may be more who just have not remembered to email confirmation.

- NH Condo Act Revisions

Currently the Association is complying with the changes to the State of NH Condo Act newest revisions.

- Winter Parking

Terry confirmed the winter parking issue was resolved. The tenants complied once they understood the reasoning behind the request.

- Financials

Terry confirmed the Association is currently on budget.

The 2019 Budget will be reviewed for acceptance by the members at the Annual Meeting. Terry will provide copies for the meeting.

Terry will also forward the draft of the Board Agenda for the meeting for the members to review and add their notes for discussion.

- Election of Directors

The Board confirmed Jay's term is expiring and he is willing to run again; however, the Board would like to get other owners interested in serving on the Board in the future.

There being no other business to conduct, the meeting was adjourned.

Respectfully Submitted,  
Lori Pare, Recording Secretary