

West Cove B Annual Meeting Minutes; July 30, 2022

INTRODUCTION:

Mrs. Rice (Moir), President, introduced the Board Members Paul Mantell and Steve Skillman and Terry Jones and Lori Pare from Belle Terre Property Management. She reported that (18) units were represented in person and (8) by proxy; therefore, there was a quorum (26)

Owners present introduced themselves.

She noted there was one new owner -11 Island View, Jill and David Josephson

PROOF OF NOTICE:

Mrs. Rice requested a motion from the floor to waive the reading of the proof of notice. A motion was made, seconded and passed by unanimous vote of the members.

MINUTES OF 2021 ANNUAL MEETING:

Mrs. Rice requested a motion from the floor to waive the reading of the 2021 minutes. A motion was made, seconded and passed by unanimous vote of the members.

BOARD OF DIRECTORS REPORT

Mrs. Rice reported the following:

- Staining Walks/Decks – Due to staffing issues – no tentative date as of yet.
2022 Walks/Decks Tentative Schedule
1-3-6-13-19-24-26-27-28-29-30-32-33-36-42-44-46
Cost included in Annual Operating stain reserve budget, not common reserves
- Gutters – The gutter replacement program continues. These only impact deck side gutters installed by the Association.

This year deck side gutters were installed on units:

39-40-41-43-44-45

Following is the schedule for the remaining 13 units:

2022-2023 – Units 23 to 28

2023-2024 – Units 29, 30, 31, 32, 34, 35, 36

- Landscaping/Trees

Mrs. Rice read the following report from Dick Zuppardi, Landscape Chair:

- 1) We are still waiting on Henderson Tree Removal to schedule removal and up limbing of trees which he never got to last year. We may have to put what is left to be done out for bid again. Tony (Belleterre) has removed a lot of the smaller trees and done some of the pruning.
- 2) We extended the mulched area on either side of the entrance to Terrace View, and will be planting more Hosta's and Daylilies, and a couple of Rhododendrons to make that area look better.
- 3) Also, we will be planting some bushes in areas that we have removed dead bushes
- 4) We are planning on doing some selective pruning of low growth around condos. We now have to get ECA approval to prune or remove anything that is within 150ft. of the lake.

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5) Just as a reminder, owners cannot prune any vegetation from around your unit. If there is something you would like to have pruned, please send your request to Terry at Belleterre and I will be happy to look at your concerns. Dick Zuppardi

The Board thanked Mr. Zuppardi for all of his work. If there are any volunteers that would like to help, please reach out to Mr. Zuppardi. Mr. Donoghue asked about Henderson Tree noting he has trees hanging in his yard and squirrels are getting into his attic again.

Please let Belle Terre know if something is encroaching and is a safety issue to the walkway. An owner asked about the fire lane being regraded and the Board confirmed that is the ECA's to maintain. The board confirmed they are reserving funds for fixing the streets in WCB.

- Structure Maintenance

We got off to a slow start due to a lack of available contractors; however, we finally found a couple contractors to provide some time to us. We continue to address the exterior maintenance issues; repairs are made on a priority basis. Carpenters are limited – there was a huge increase in lumber prices as well as availability. Report any damage to Belle Terre. Repairs will be prioritized.

An owner reported they could see bees entering the side wall siding of their neighbor [unit 6]. Belle Terre will contact Pest Control.

- Sewer Update

Both lifts were inspected and cleaned early spring. Earlier reports of an alarm were inspected and Stearns noted there was no issue; however, there is still a lot of grease going into the system. Garbage disposals are not good to use. Mrs. Rice showed bags you can use for grease and put in refrigerator. Units 18-36 will not be able to use the system during power outages.

An owner inquired about the sewer alarm and it was confirmed there was a battery back-up.

- Rentals

Owners must complete and submit a “Tenant Form” to the association via Belle Terre for all rentals. You can find the form on the B website homepage.

Mrs. Rice reminded owners of the Top 5 Rules to avoid problems, that is also posted on the B website.

- Pets

WCB has a Pet Policy that only Unit Owners and their immediate families may have pets in Units or on common areas of WCB. Renters and Guests are prohibited from having pets without the written consent of the Board. If you allow others to use your Unit whether for a fee or not, no pets are allowed. If you have a dog, be courteous to your neighbors and do not allow your dog to bark incessantly. All dogs must be on a leash. The Pet registration form is also on the web. An owner asked what they do if dogs are not on a leash, the Board responded they should just remind people that they need a leash.

- Upgrades/Variance Form

All work requires Board approval AND INSURED CONTRACTORS must be used regardless of the scope of work. All electrical, plumbing and propane must be performed by insured and licensed technicians.

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- Chimneys

Owners actively using their woodstoves and fireplaces must schedule an inspection for their flue and appliances and provide the Association. with a copy of the inspection report confirming the flue and appliances are safe to use. The report must be submitted to the Association on or before Oct 15 otherwise, no burning is allowed until the inspection is conducted. Owners are responsible for the cost.

- Propane

Owners should have annual inspections of all aspects of their propane system. Owners are also responsible for keeping the exterior vents free of ice and snow.

- Insurance

Reminder the unit owner is responsible for the \$5,000 deductible on all insurable losses.

- Owner Information

Important to update Belle Terre of all changes to telephone, email and mailing address.

- Contact Belle Terre if you would like an Owner Directory or need a document sent to you. Also contact Belle Terre if you do not want your contact information published in the owner directory.

TREASURER'S REPORT

Mr. Mantell presented the following report:

Cash on hand as of July 30,2022 **\$58,000**

Common area Reserve **\$ 87,600**

Operating Reserve **\$ 12,700**

Staining Reserve **\$ 21,200**

There are currently 4 Delinquent owners.

There is a 5% increase this year and the biggest increase is snow removal, due to no help.

After a brief discussion, a motion was made, seconded and unanimously approved to accept the proposed budget for 2022-2023.

Mr. Mantell requested the following:

In accordance with IRS Revenue Ruling 70-604, the following motion was requested:

RESOLUTION OF West Cove "B"

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS REVENUE RULING 70-604

WHEREAS the West Cove "B" 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.

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the WCB Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended AUGUST 31, 2022, shall be applied against the subsequent tax year member assessments or Common Area Reserve Fund as provided by IRS Revenue Ruling 70-604.

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The Motion was made, seconded and unanimously passed by the members.

ELECTION OF A DIRECTOR

Moira Rice's term expires this year and she has decided to step down. The floor was opened to nominations, Patrick Eastman was nominated, and the nomination was seconded. There being no other nominations, the floor was closed.

Patrick Eastman was unanimously elected to serve a 3-year term as Director.

The board thanked Mrs. Rice for all her work serving on the Board.

NEW/OLD BUSINESS

- Generators- Steve Skillman provided an overview on the generators and then opened the floor for discussion noting there would be a vote on an amendment to allow generators.

Q & A

Decibel Level – confirmed 71 would be the maximum; however, testing is around 61.

An owner inquired about enclosures and also noted there are mats to help minimize noise – Steve confirmed enclosures would be mandatory.

Noise is a concern for owners; Steve noted that the newer generators are much quieter. An owner commented he felt noise needed to be researched.

An owner inquired if they needed to be installed near the propane and Steve noted every application will need to be reviewed individually.

An owner inquired if generators could be shared; Steve confirmed they cannot.

An owner commented he is opposed to the generators as it violates the reason for living in Eastman noting it will be loud if they have a lot of generators running. He also commented the power outages are very few and shorter now.

An owner asked if they were the only Association doing this noting it will affect people across the lake. It was noted that a lot of homeowners in Eastman have generators.

An owner requesting a generator for medical reasons discussed aging in place and how many owners have had to leave Eastman and she would like to be able to stay in Eastman.

An owner noted solar generators should be researched.

The Board requested a vote of the attending owners and the amendment proxies being held.

25 Yes - 1 No - 1 Abstained

Thirty-one votes are required to pass an amendment; therefore, the amendment to allow generators did not pass. The Board agreed they would hold a special meeting and try again.

ADJOURNMENT

Before the meeting was adjourned the Board presented gifts to Moira Rice, Dick Zuppari [absent] and Terry and Lori of Belle Terre.

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

Respectfully Submitted,
Lori Pare, Recording Secretary for WCB