

## BOARD OF DIRECTORS MEETING

## Meeting Minutes

Accepted by Board 8/10/17

Attested to by Secretary



July 13, 2017 6:30pm

**1. Call to order, flag salute, and attendance**

The meeting was called to order at 6:30 pm

Four (4) Member households signed in. Five (5) Board members present.

**2. Secretary's Report (Liz Peacan)**

- Acceptance of June 8 2017 BOD meeting minutes: Liz motioned to accept as presented; Peter seconded. Motion passed, with Donna Rollins abstaining
- Correspondence: 9pcs of correspondence mailed, in addition to several emails. Most were related to the Membership Committee
- Membership Committee: 2 new member households were accepted after interviews conducted on June 8, re: 319 Redwood and 143 Pine. Both have closed already. This leaves only 1 more home for sale: 143 Pine, however a member was accepted for this home on June 29, and a closing is expected 7/31. On July 12, received a notice that 257 Redwood would be going on the market by the end of July.
- Other: Have begun re-filing Membership Files in the office, according to lot address. They will remain stationary in the cabinet, and only the current homeowner's folders will be switched out as homes are sold. This allows for keeping lot-specific info on file (such as location of water shut-offs, driveway extension permits, and lamp post status).

**3. Treasurer's Report (Sue Perkins)**

- Acceptance of the May 2017 Financial Statements : Tabled last month. Kay Wallace (55 Chestnut) noted that March 2017 financials were never approved. Liz responded that the May meeting minutes were changed to "April Financials" during the acceptance process, and said she would look into the discrepancy. Donna motioned to accept May, after noticing that electricity was running higher. Peter seconded, motion passed with Liz abstaining.

**4. Maintenance (Mike McCarthy absent. Report read by Donna Rollins)**

- Updates:
  - Thank you to Vicki Southwick & Kathie McMullen for trash pickup during their walks
  - Thank you to Mike Southwick for mowing and mower maintenance
  - Thank you to Ellen Dodsworth for cleaning out the mail house
  - Thank you to Richard Audet for cleaning leaves out of the culvert in front of his home
  - Truck #1 is finally back from repair at J&D – had been awaiting parts
  - Russ Pearl has finished 3 areas of concern that had been contracted
  - Russ Pearl submitted bids for roadside erosion issues on Dogwood and Chestnut
  - Larry Cleasby has been contracted for erosion repairs at 222 Redwood
  - the water leak detected at 247 Redwood was repaired at owner's expense by Jeff Leonard
  - Received bids for this year's tree work
  - Have received 3 replies for winter snow plowing from the 7 requests that were sent out
  - one new extended driveway request was approved for 179 Redwood
  - a huge smelly mess was left in the mail house trash bin that required a special dump run to get rid of the mess and odor. Residents are reminded that this trash bin is available as a courtesy for paper trash **only**, and NOT to be used for anything that will attract vermin or offend the senses of volunteers and other residents who use the mail house.

**Maintenance - continued**

- Q: Doreen Scovil (8 Dogwood) questioned that the bids are out for tree work. A: Donna replied that we haven't reviewed them yet. Kay Wallace (55 Chestnut) remarked that this hadn't been done before, and the Board can't expend over a certain limit without a Membership vote. Will there be a Special Meeting? Donna said that it will be discussed at the Annual Meeting. Kay asked if it would be put in the budget, and Donna replied that we will have several budget choices this year. Peter asked if NHCLF has been contacted for direction. Donna said yes, they say to smile a lot and continue to recruit for volunteers on the Board. If the situation becomes dire, with less than 3 Board members, they will step in. Donna said she also has been talking to Hodges about hiring a management company for maintenance. They don't recommend it, but the NHCLF said could have a management company with a 3-member Board to oversee them. Kay said that 3 or 4 years ago, a management company would have cost \$65 more per household in lot rents each month, and this figure is probably higher now.
- Donna noted that the Board will have to decide on whether the Storage Area is to stay open. Liz asked if this issue could be brought to Membership
- Kay asked how much the road erosion repairs cost that Russ Pearl completed. It was noted that the figure of \$9,188 appeared in the June 8 meeting minutes as a vote after the Executive Session adjourned. Donna said that the Bank of NH approved this expenditure from capital reserves.

**5. Vice-President's Report (Jeff Miller, absent)**

No report

**6. President's Report (Donna Rollins)**

- Actions Taken Outside a Meeting:
  - 6/21 Bank of NH approval obtained to use funds (last month voted to pay Russ Pearl for road repairs)
  - 6/30 email vote to accept new members who were interviewed on 6/29 with only 4 Board members present (not a quorum) Re: 142 Pine
- Other New Business: The budget process has started for 2017-2018

**7. Open Forum (Membership)**

- Doreen Scovil (Rules Committee chair) mentioned a particular lot that is unkempt with debris and other messy things, like the [REDACTED] stuffed pumpkin. Concerned that other residents who are making headway in their yard cleanup will see this lot and be negatively influenced
- Doug Campbell (319 Redwood) recently moved in with 3 very young children. Loves the community, but one concern is the fast traffic near the bend in the road. Discussion of the feasibility of "Children at Play" signs. Donna reminded everyone that getting a plate # for any speeding car is recommended. If it's called into the police, the Coop will back you up
- Spoke about Clough Pond beach, and how a local church was going to be volunteering to spruce it up for the Town of Loudon

**8. Executive Session and Adjournment**

- A motion was made to go into Executive Session at 7:22pm by Donna, and seconded by Liz. Board came out of Executive at 8:04pm
- Sue motioned to adjourn the Board of Directors meeting at 8:05pm. Donna seconded. Meeting adjourned