

SPECIAL MEMBERSHIP MEETING

June 1, 2016 7:00pm

ATTESTED TO: 
June 9, 2016 by FHC Secretary**1. Call to order, flag salute, and attendance**

The meeting was called to order at 7:00 pm

Board members present: Donna Rollins, Jeff Miller, Liz Peacan, Mike McCarthy, Angella Sears, Shirley Baker-Stewart, Mike Thibedau, & Sue Perkins: 8 of 9 filled BOD positions.

Members Present: 36 member households signed the log

2. Introduction (Donna Rollins, President)

i Donna explained the reason for the meeting: about 2 yrs ago, concern began surrounding infrastructure needs in the park, and culverts were prioritized, as they would affect the integrity of the roads. About 1 year ago, Mike McCarthy (Director of Ops/Maintenance) began to request proposals and estimates from contractors. Donna turned the floor over to Mike to present his findings

3. Presentation of the Culvert Project (Mike McCarthy, Maintenance Director)

i Many of the existing culverts are not working at all: some plugged, some have no exits, others have smaller exits that cause bottlenecks & wash outs, evidence of frost damage, all have been neglected for years. It is time to address these before we lose the roads, especially the 2 hills (Pine Ridge and Redwood).

i In Oct-Nov, Mike & Jeff Miller (Vice-President) walked the map to log their findings. Five contractors were contacted; 4 came back with interest and to collect more data. Only two estimates were ultimately submitted.

i Russ Pearl submitted an estimate of \$112,000. The other estimate (from Larry Cleasby) was significantly higher (\$654,000)

4. Presentation of Financing Options (Sue Perkins, Treasurer)

i By paying a down payment of \$45,000 from our Capital Reserve Fund, the \$67,000 balance could be financed through a loan, at either 5 years or 10 years

i Bank of NH offered a loan amount of \$67,140 at 6.083% interest, paid over 5 years at a monthly payment of \$1,300.61. This would translate to \$8.79 per month per household. If a rent increase is necessary, it would be \$10 or less per month

5. Membership Questions and Discussion

i Preston Lawrance (28 Willow): Q: Have we checked with any other banks? A: Community Loan Fund had already advised us that they would provide the loan if needed. We have a history & relationship with BNH, so we got this unsecured loan. Q: Why unsecured? A: They didn't require security, as we have \$160,000 in reserve in one of our accounts with them. We were trying to keep the monthly payments as reasonable as possible, yet paying it off in 5 yrs, not 10, so that we can address other issues in 5 yrs

i Karen Lawrance (28 Willow): Q: What is the reputation & quality of work of Russ Pearl? A: He is a local contractor, in business for many decades, with a reputation for high quality & reliability

i Kay Wallace (55 Chestnut): Q: You said there would be other issues to address in the future. What are these? A: Our water mains have been showing signs of leaking, and the system is old. Water runoff and re-directing of water. The grade on the hills

i Sue Pirnie (115 Pine Ridge): Q: Did engineers perform a review to check for priorities? A: No. But engineers have in the past suggested this work, and recommended the culvert work be done first, but it was never addressed. Q: Now those findings are dated, things have changed. A: Yes they have, they've gotten worse.

(Membership Questions & Discussion – Continued)

- i Karen Lawrance: Q: If it's true that you're prioritizing, would you be addressing the runoff that exists on Willow Terrace? A: There are no culverts on Willow. The hills are the priority
- i Rick Webb (114 Redwood): Q: So there hasn't been an updated report by engineers? A: That's right. Q: I'd like to see a scope of work in relation to these estimates, to explain the HUGE difference in the quotes. A: The higher quote is from a contractor who doesn't have the equipment or crew, and would basically be subcontracting out the work. Pearl is in this line of business, and is well-equipped to handle the scope of work. [*Copies were made available of the Pearl proposal, outlining the scope of work*]
- i Rick Webb: Q: Is this part of Capital Reserve? A: Yes, we've been building the Capital Reserve account with \$2500 per month going into it. Additionally, \$5000 per year has been going into a culvert-specific maintenance account. That has \$12,000 in it now, which is not enough for the work, but would be used for the maintenance of the culverts, if this work gets done. Q: We could be throwing money away without an engineer/hydrologist report, if this has to be done all over again. [*Some discussion of the scope of work & details followed, with Russ Pearl providing a brief report*] A: (Russ Pearl) Having reviewed the culverts & the needs, the work proposed is exactly what the State of NH would do, and what the Town of Loudon would do. I don't personally think the high cost of an engineer/hydrologist is warranted.
- i Sue Pirnie: Q: who is responsible for maintenance after the work is done? A: The Maintenance Department of the park. [*A discussion ensued regarding volunteerism in the community, and how residents would like to be informed of what is needed, and contacted & used when they do offer their services*]
- i Ron Scovil (8 Dogwood): Q: What is the timeline for this work getting done? A: This year. Q: Will the roads be blocked? A: Pine Ridge Rd will be kept open to traffic
- i Annette Kowalczyk (171 Pine Ridge): Q: The language on the insurance certificates is very important, regarding timeline, the Cooperative being held harmless, etc. Has this been addressed? A: Yes, we always require certificates of insurance from our contractors, and our attorney as well as Hodges do go over the language
- i Preston Lawrance: Q: Was ROC-NH consulted? A: Yes, and they concur that this is needed, as do BNH and Hodges. Jeff Miller (Vice President): Made a statement that the infrastructure is OLD. If it's gone, it's gone. It is undermined right now and NEEDS attention. We also need to make a short-term plan for the water system/mains. These are all projects that have met their deadline.
- i Karen Lawrance: What's the response time after the work is done, in case of problems? A: There is some warranty, certainly, but this doesn't include regular maintenance.
- i Preston Lawrance moved to accept the \$112,000 quote from Russ Pearl, with a down payment from our Capital Reserve and a loan from Bank of NH. Seconded by many in attendance (all at once). Motion passed with only 2 opposed.
- i Donna Rollins made a statement that we can make this happen with no rent increase at all. Applause happened.

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6. Presentation of some concerns (Donna Rollins)

- i There have been incidents of fires set out on New Well Rd, doorbell ringing at midnight, and trash strewn about (especially on the hill). A trash bin at the mail house has helped a little, but trash has been increasing. The police were notified of the fire, which appeared to be a campfire & probably juveniles. The area is being watched by the police, in addition to the patrols for speeding. Residents are asked to call the police, not the Board, if anything in the way of pranks, fires, speeding, or vandalism is noticed.
- i The Board is considering several rules changes, and a list of proposed changes was made available to all present. Donna said they would be reviewed at the Annual Membership Meeting, not tonight, but that the input of all members is requested. She asked that everyone make up a list of concerns, edits, re-wording, or objections to be discussed at the Annual
- i Kay Wallace: Q: I agree that some rules are outdated, but please think twice before throwing some rules away. [*Kay specifically mentioned the rule regarding utility vehicles, and this sparked a discussion regarding a resident whose membership was revoked. Rick Webb asked that this individual's situation be re-addressed. Donna responded that the particular individual was asked to come to this sitting Board, as a different Board revoked his membership. Certainly the Board would re-address his situation, if he requested it. Jeff commented that the list of changes was purposely vague, because the Board is looking for input from Membership. Any changes made would be tightened up, clarified, made specific in nature, and voted on.*]
- i Donna concluded by noting that the Board has always asked that residents come to the Board to request an exception to any rule, if they think they have ample reason for an exception. Donna noted that if someone builds without a building permit, she wants to be able to take it down at the resident's expense, whereas if they just come to the Board to discuss it, there is likely a compromise that can be reached.
- i Appeal to please attend the Annual Membership Meeting in September well-prepared to discuss any amendments to rules at that time

7. Adjournment

- i Mike McCarthy motioned to adjourn the meeting, and asked any members who wanted to discuss tree work to stay behind and do so. Kay Wallace seconded the motion, and the Special Membership Meeting was adjourned at 8:15pm