

MOODY POINT COMMUNITY ASSOCIATION

Minutes of the Annual Meeting

September 6 and 13, 2014

September 6, 2014

The Annual Meeting of the Moody Point Community Association (MPCA) was held at the home of Ken Geremia, president of the MPCA, on Saturday, September 6, 2014.

Ken called the meeting to order at 9:01 a.m. He thanked those MPCA members who were in attendance.

Roll Call and Certification of a Quorum

As only eight (8) MPCA members were in attendance, the Secretary determined that there was NOT a quorum* present.

(* MPCA Bylaws Article III, D, Meetings of Members: Quorum: The presence of Members holding an aggregate of twenty-five (25%) percent of the voting membership at that time shall constitute a quorum at any meeting of the Members. In the absence of a quorum, a majority of the Members present may adjourn the meeting from time to time without further notice.

Pursuant to the bylaws, a motion was made by John Badger and seconded by Steve Martin to continue the 2014 Annual Meeting to Saturday, September 13, 2014, at the Newmarket Community Center at 9:00 a.m.

Adjournment

The meeting was adjourned at 9:05 a.m.

September 13, 2014

The Annual Meeting of the Moody Point Community Association (MPCA) was continued at the Newmarket Community Center, Newmarket, N.H. , on Saturday, September 13, 2014. Ken Geremia, president of the MPCA, chaired the meeting and called the meeting to order at 9:03 a.m.

Roll Call and Certification of a Quorum

It was certified that there was a quorum present by Russ Simon, Treasurer of MPCA.

Ken began the meeting by informing the MPCA members that this was a continuation of the 9/6/2014 Annual Meeting. He expressed the potential need to form a committee to review the MPCA bylaws which calls for the Annual Meeting to be held on the first Saturday following Labor Day. A recommendation was made to form a committee to review the MPCA bylaws and rules & policies and move the Annual Meeting to a late June/July date. By a "straw vote," MPCA members expressed their interest in having the Board of Directors consider changing the MPCA bylaws relative to a change in the Annual Meeting date.

Proof of Notice of Meeting

A motion was made and seconded to verify that proper notice of the Annual Meeting was provided to all members as per the bylaws.

Approval of 2013 Annual Meeting Minutes

A motion was made to waive the reading of the 2013 Annual Meeting minutes. The 2013 Annual Meeting minutes had been included in the packet for members to review prior to the meeting. The minutes were approved by all present.

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MPCA Board Report, presented by Ken Geremia

Ken introduced Board Members and explained that the MPCA is made up of seven (7) members (one from each association and two at-large representatives) along with two nonvoting members (secretary and treasurer). The current Board includes:

President and representative from Ridge: Ken Geremia
Vice President and representative from the Hill: Dennis Viola
Representative from Lubberland: Paul Pensiero
Representative from the Meadow: Susie Tierney
Representatives-at-large: Steve Martin and John Badger
Treasurer: Russ Simon
Secretary: Nancy Martin

Ted Alex of True North Property Management was also introduced. Ken thanked Alex and True North staff for all of their hard work and assistance during the past year in maintaining the Moody Point Community property. Leslie Steventon was given thanks for her service to True North as she and her husband move to a new home out of state in the near future.

Ken noted that the MPCA has had a successful and relatively quiet year due to strong management, active associations, and the hard work of committee chairs and their members. Several minor issues were mentioned relative to reminders to members regarding dog waste disposal and appropriate items to be placed in the dumpsters.

Committee Reports:

(Additional information may be found in the reports or meeting minutes from each committee posted on the MPCA website.)

Community Life Committee (CLC)

Brynn Rehnborg and Angela Hiley will continue to be co-chairs of the CLC for the coming year. Angela introduced the members of the committee and stated that the purpose of the CLC is to "facilitate communication, collaboration and group recreation." She reported on CLC's past year activities: Timely Topics, many special events and the committee's ongoing responsibilities. A written report was distributed to all members and may be found on the Moody Point website.

Environmental Committee (EC)

Highlights of the EC report were presented by Trish Simon. She introduced her co-chairs, Lynn Badger and Jim Tierney and the members of the committee. In addition to the written EC report distributed to all members and found on the website, Trish added the following information:

- Regarding Lots 4, 6, and 11. The MP website now contains a new map outlining these lot areas and EC goals for the common property areas.
- Every year or two, the EC will be inviting an arborist to walk the common property with interested MP residents to answer questions regarding the Shoreline Protection Plan. A walk has been scheduled for September 20, 2014, at 10:00 a.m., meeting at Trailhead #2.
- Request forms for view maintenance have been sent out and need to be returned to a member of the EC by 9/24/2014.

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Water Systems Committee (WSC)

Bruce Johnson introduced members of the WSC. The complete WSC report was distributed to all members and may be viewed on the MPCA website.

Bruce reported that two (2) planned capital improvement projects have been completed this year:

- Installation of a Supervisory Control and Data Acquisition (SCADA) system in the sewer pump/lift station. It identified a 25% reduction of Total Dissolved Solids (TDS) this past year.
- Replacement of the roof on the old section of the well house.

He also told us that an inspection by Advanced Pump of approximately on-half of the sewer manholes to check for surface water intrusion and the general condition of the sewer lines and manholes revealed no problems.

On a related subject, committee member, Gordy Rehnberg, spoke about the *Policy Regarding Property Ownership Transfer, New Construction and Additions to Existing Structures*, which was adopted by the Board of Directors on May 20, 2014. All members in attendance at the Annual Meeting were given a copy of this policy. Copies were previously distributed to all association presidents. It is also posted on the MPCA website.

Town Relations Committee (TRC)

Trish Simon stated the purpose of the TRC is primarily to address Newmarket town matters as they directly impact Moody Point. Trish related that we now have a good working relationship with the Town. She encouraged MPCA members to contact Town administrators directly or bring questions/concerns to her or co-chair, John Badger.

MPCA Website Committee

Chairman Steve Martin and Webmaster Lyn Rodger spoke to members regarding improvements and changes that have been made to the Moody Point website during the past year. It has been simplified and made more “user friendly.” Steve encouraged members to check the revised directory as many new residents have moved into the MP community. He identified many additional topics that have been added to the site.

Lyn Roger provided an informational handout to members and explained how it shows the content and organization of the updated website. A “Website 101 Workshop” will be held on September 16 and October 5, 2014 at the home of Ken Geremia at 7:00 p.m. on both dates. All residents are invited to attend. Lyn will provide instruction on accessing and using the website and a review of its many topics.

Treasurers Report

Russ Simon, treasurer of the MPCA, noted that full 2014–2015 budget was included in the packet sent to members prior to the annual meeting for their review.

Russ reports that the overall Operating Expenses in the 2014–2015 budget are \$114.6K, \$0.3K less than last year's budget. Proposed Capital Expenses of \$34.2K are down \$4.2K. As a result, overall revenues and expenses will be about the same for the upcoming fiscal year. Annual member dues for Operating, Water and Capital Members are budgeted the same as last year: \$1,976. Member dues for

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those who own vacant lots not connected to our Water and Sewer System are budgeted at \$1,298, the same as last year. The complete Treasurer's Report may be viewed on the MPCA website.

Ken asked for a motion to approve the proposed 2014–2015 budget. A motion was made and seconded. The budget was unanimously approved by the MPCA members.

Old Business

There was no Old Business.

New Business

Brynn Rehnborg, co-chair of the CLC thanked outgoing Board member, Paul Pensiero, for his many years of service to the Board and to the Moody Point Community. He and his wife, Linda, will be moving in the near future.

Adjournment

Ken asked MPCA members for a motion to adjourn the 2014 Annual Meeting. A motion was made and seconded and unanimously approved. The meeting was adjourned at 10:30 a.m.

Respectfully Submitted,
Nancy Martin, Secretary MPCA