

MOODY POINT COMMUNITY ASSOCIATION

Minutes of the Annual Meeting September 8, 2012

The Annual Meeting of the Moody Point Community Association (MPCA) was held at the Newmarket Town Hall, Newmarket, NH, on Saturday, September 8, 2012. Trish Simon, President of the MPCA, chaired the meeting.

Trish Simon called the meeting to order at 9:07 A.M. Trish thanked the CLC for refreshments and announced that extra handouts were available, as needed.

Roll Call and Certification of a Quorum

It was certified that there was quorum present by Ted Alex of True North Property Management.

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 By-Laws. Tel Alex of True North verified. The motion passed unanimously.

Approval of 2011 Annual Meeting Minutes

A motion was made and seconded to waive the reading of the 2011 Annual Meeting minutes and approve with a correction to the CLC report. The 2011 Annual Meeting minutes had been included in the packet for members to review prior to the meeting. The meeting minutes were approved as corrected by all present.

MPCA Board Report, presented by Trish Simon

Trish introduced Board Members and explained that the MPCA Board is made up of seven (7) members (one from each association and two at-large representatives), along with two non-voting members (secretary and treasurer). Trish also introduced Ted Alex from True North Property Management. The current board includes:

President and Board representative from The Waterfront: Trish Simon
Vice President and Representative from the Hill: Jeanne Ormrod
Representative from Lubberland: Paul Pensiero
Representative from the Meadow: Roger Salava
Representative from the Ridge: Ken Geremia
Representatives-at-large: Judy Bouthot and Harvard Sitkoff
Secretary: Angela Hiley
Treasurer: Russ Simon

Trish noted that Judy has one year remaining in her term and that Harvard Sitkoff's term is expiring. Harvard had been filling in the remainder of a vacated position since being elected at the 2011 annual meeting.

The Board Report summarized events of the past year:

- Ken and Jeanne have been updating the Rules and Policies of MPCA, reviewing MPCA documents, minutes, etc. and developing a reference document for residents.
- Lyn Rodger has been working on an updated MPCA website that will be password protected; when the new website is complete, Lyn will provide information on how to access and use it.
- Ken Geremia, our "harbor master" has worked to ensure that all kayaks and canoes stored at the dock area are identified properly.
- The Town Relations Committee continues to work with Newmarket on many issues that impact our neighborhood, including water/sewer concerns.
- WSC continued the mapping of curb stops and gate valves for the Water System.
- The MPCA committees have worked diligently and we will hear from each committee about their projects and accomplishments.

Trish expressed appreciation to the board members, as well as to the many neighbors who contribute their time and expertise serving on association boards, committees and volunteering in the our community.

Committee Reports

Community Life Committee (CLC), presented by Mimi Sokol, chair

Mimi introduced the ten (10) members of the committee and thanked them for their contributions to organizing the many social and educational events at Moody Point. Lynn Badger resigned from the CLC in the spring and her leadership and contributions were acknowledged. Brynn Rehnberg and Angela Hiley are new to the committee; Brynn has assumed the role of co-chair with Mimi. Mimi's report included information about all the events planned and coordinated by CLC:

- Parties for each season – Fall party on the Friday evening before the annual meeting, Holiday party at the Bouthots, April Post-Race party in the Badger/Steventon driveways, and the Summer Party at the Ormrods
- “Special” Parties, including the Super Bowl Party at the Tierneys, Gundalow cruise around the Great Bay, and Grandkid's Week
- Friday Evening BYO's at the Screen House in the summer months and indoors during the other months with a break in November/December for the holidays.
- Screen House clean up at the beginning of the summer season.
- Charity Collections with the Newmarket Food Bank Drive (non-perishable food, paper products, and personal care products) in coordination with the Holiday gathering and Operation Santa (\$1,005) and the Newmarket Community Education Partnership (in conjunction with the April Race) earning \$980 (private donations and water station dollars).
- Timely Topics in the winter months, organized for the previous eight (8) years by Peg Goddard, with talks by MP residents and others. This year we had a tour of the Newmarket Police Department with Chief Kevin Cyr and the annual bird walk with Andra Crawford and Dave Arnold, along with other speakers and topics.
- CLC member Lyn Rodger also serves as Webmaster for the MPCA Board and website.
- Communications for the CLC include the website, Constant Contact community wide email announcements, the bulletin board, Welcome Packets to new residents, and the Community Resource Directory on the website.

Mimi ended her committee report with a special award to Ken Geremia and Jeanne Ormrod for their extensive work on the Rules and Policies update.

Environmental Committee (EC), presented by Lynn Badger, chair

Lynn thanked Trish for her prior leadership of this committee and recognized current members. Lynn was elected chair after Trish' resignation in October. Each committee member has taken on responsibility for oversight of a particular portion of the EC's responsibilities. With the strong involvement of True North, the professionals have taken on the action responsibilities while the onsite committee regularly watches over the care of the common areas, including the screen house, deck, dock, benches and culverts.

Lynn highlighted these accomplishments:

- Lot 4 maintenance was completed with our forester, Al Pace of Pace's Tree Service and John of Millie's Tree Service, including individual requests for cutting and invasive shrub removal from trails. Lyn Rodger has included information on the MPCA website about the view cutting process. Work is to be completed by early November.
- A portion of the trail benches were repaired and washed with the remaining ones scheduled for next year.
- Dock gangway was realigned and repaired; gangway surface will be recoated with nonskid material in the fall after the dock has been removed.
- Removal of a large tree near the entrance to MP that had been damaged in a windstorm.
- Volunteers pruned apple trees in late fall.

- MP signage was repaired.
- Kayak racks rebuilt and repaired by Ken Geremia and Jim Tierney
- Screen House was sprayed for carpenter ants with plans for further investigation in the fall; washing and resealing of the deck will also be done in the fall.
- Culvert work will be done in stages; delayed maintenance has created a need for planned maintenance or replacement. The area between Trailheads One and Two were repaired this year; the large culvert near Trailhead Two will be completed next year.
- EC hosted an educational walk/talk with Al Pace, licensed arborist on September 2.

Water Systems Committee (WSC), presented by Bruce Johnson, chair

Bruce covered the highlights of the previous fiscal year before moving to the detailed discussion of alternatives for water tank replacement. The highlights included:

- Continued mapping of curb stops and gate valves for the water system as required by NHDES.
- Repairs of sewer line breaks and water leaks.
- Well house generator failure and engine replacement
- Presence of a high Total Dissolved Solids (TDS) levels in our water leading to decision to not turn on irrigation systems this summer and quarterly testing of the wells.
- Tank cleaning project leading to a recommendation to replace water tanks.
- Replacement of Waterline Services with a new water management company, Advance Pump and Filter, effective August 1, 2012
- New agreement with Town of Newmarket to become service provider for any future repairs required on the sewer force main where it runs under town property or within their easement. Trish reported that all parties have signed this agreement.

Bruce provided an overview of the water tank replacement issues followed by a detailed discussion of the situation and the alternatives. MP has three (3) water tanks, two (2) for storage and one (1) to pressurize the water lines. The cleaning on the first storage tank revealed pitting which would require significant action before bringing the tank back on line. Water management experts and WSC members believed that the other tanks would have similar pitting and reviewed alternatives for tank cleaning, repair, coating and replacement.

Based on the recommendation of the WSC, the MPCA board approved replacement of the tanks with the 30-year tank alternative and replacement tanks are in the process of being ordered. The replacement project is estimated to begin in late October.

Treasurer's Report/Budget for 2012-2013, presented by Russ Simon

Russ provided a brief overview of financial reports in the Annual Meeting materials packet, both Operating Expenses and Capital Reserves analysis.

FY 2011-1012 Actual Vs. Budget

MPCA ended the year with an Operating Surplus of approximately \$30K, primarily due to having no major Water/Sewer or Legal events this year, bulk purchase of electric power, and not turning on irrigation systems this season. The Capital Project Expenses budget of \$25K ended the year with \$7.7K remaining with a Year-End Capital Reserve balance at \$142.3K. The MPCA board approved the allocation of \$23K of this year's Operating Surplus to the Capital Reserve and \$7.3K to Operating Savings. This results in an adjusted Capital Reserve Balance at fiscal year end of \$163.5K and an Operating Savings Balance of \$20.4K.

FY2012-2013 Budget

Overall Operating Expenses are budgeted to be about the same as the 2011-2013 budget -- \$115K. Capital Contributions for 2012-2013 will be kept flat to the 2011-2012 budget at \$59K. Member fees will be about the same as the previous year--ninety-three (93) MPCA members, of which seventy-eight (78) use our Water and Sewer System today. Members using the Water and Sewer System will be charged \$1973/member (a \$3 increase from previous year) and members who pay only for Operating and Capital will be charged \$1334 (a \$16 reduction from previous year). Capital Projects are budgeted to be \$166.5K, an increase of \$141K from last year's budget,

primarily due to the need to replace our three (3) twenty-seven (27) year old tanks with two new ones – estimated cost of \$154, including a thirty (30) year warranty. The MPCA board will be exploring financing options for the Water Tank Project as an alternative to funding this project fully from the current Capital Reserve. The financing option will spread the cost over five (5) to seven (7) years and not deplete the current Capital Reserves to a low level. Russ has been exploring options and thinks it is possible to obtain an interest rate in the 3.5% to 3.59% range.

A motion to approve the budget as presented in the Annual Meeting packet and reviewed by Russ was made by Jim Fitzpatrick and seconded by Bill Cormier. Motion was approved by all.

Old Business

The members were reminded that the dumpsters are for household trash only. MPCA pays for periodic emptying of the dumpsters. If they are filled with cardboard and other bulky items, we have to pay for additional services from our vendor. Please use our weekly recycling service and the Newmarket Transfer Station for items that do not belong in the dumpsters (e.g., chairs, planters with plants in them, cardboard boxes).

New Business

Election of Board Member

The at-large board members are elected for three (3) year terms. There is one at-large position with the term ending this year. The ballot contained one name with one nomination from the floor. Paper ballots were marked and counted by Ted Alex and Beth Marsh. John Badger was elected to a three-year at-large term.

Trish thanked the departing board members for their service and awarded each a balloon – Roger Salava and Harvard Sitkoff.

Motion to Adjourn

A motion was made and seconded to adjourn the annual meeting and was unanimously approved. Trish adjourned the meeting at 10:40 A.M.

Submitted by Angela Hiley, MPCA Secretary