

MOODY POINT COMMUNITY ASSOCIATION

Minutes of the Annual Meeting* September 7, 2013

(*) *Minutes have been reviewed by the Board of Directors; however, final approval must wait until the 2014 Annual Meeting.*

The Annual Meeting of the Moody Point Community Association (MPCA) was held at the Newmarket Town Hall, Newmarket, N.H., on Saturday, September 7, 2013. Trish Simon, president of the MPCA, chaired the meeting.

Trish Simon called the meeting to order at 9:05 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 a quorum present by Russ Simon, Treasurer of MPCA.

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. It was unanimously approved.

Approval of 2012 Annual Meeting Minutes

A motion was made by Michael Hickey and seconded by Beth Marsh to waive the reading of the 2012 Annual Meeting minutes. The 2012 Annual Meeting minutes had been included in the packet for members to review prior to the meeting. The minutes were approved by all present.

MPCA Board Report, Presented by Trish Simon

Trish introduced the 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 Board representative from The Waterfront: Trish Simon

Vice President and Representative from the Ridge: Ken Geremia

Representative from Lubberland: Paul Pensiero

Representative from the Hill: Dennis Viola

Representative from the Meadow: Susie Tierney

Representatives-at-Large: Judy Bouthot and John Badger

Secretary: Nancy Martin

Treasurer: Russ Simon

Ted Alex of True North Property Management was also introduced.

President Trish Simon continued the meeting with the following remarks:

MPCA has had a successful year due to strong management, active associations and the hard work of Committee Chairs.

Thanks were expressed to Jim Tierney for taking on the responsibilities of Associate Harbor Master. As a reminder to members, please mark your kayaks and canoes. As of November 1, boats may be placed in the screen house.

Kudos went to Ken Geremia and Jim Tierney for work/repairs completed at the waterfront and screen house.

Appreciation was noted for all the kind deeds performed by the many volunteers at Moody Point.

Website Report

Lyn Rodger spoke to members regarding the new MPCA website which is now up and running. Lyn provided information relative to website access, user profile and News Page features. A copy of the new MPCA directory was passed around to help identify any necessary corrections. The new directory is now located on the website. Ken Geremia and Lesley Steventon are the assistant webmasters. Lyn Roger wants to empower the community to become familiar with the website and make use of the information provided therein. She will continue to be available for help or questions by members.

Committee Reports

Community Life Committee (CLC)

Brynn Rehnborg and Angela Hiley will be our co-chairs for the CLC for the coming year. Brynn addressed members of the MPCA stating that the purpose of the CLC is to facilitate community and communication. Linda Pensiero and Ruth Viola will also be joining the committee this year. Brynn thanked all of the hosts of the indoor winter BYOs and informed the group that the indoor parties will begin on Friday October 4 from 5:00–7:00 P.M. The complete CLC report can be viewed on the MPCA website.

Environmental Committee (EC)

Highlights of the EC report were presented by Trish Simon in behalf of Lynn Badger, chairman.

- MPCA now has a yearly maintenance program on the Moody Point property.
- Lot 4 has been tended by Al Pace.
- New trailhead signs are now in place which should “discourage” persons other than MPCA residents and their guests from making use of the trails/property.
- During the upcoming year, the EC will be trying to create a working board. Members will be posted on the website.
- Requests for maintenance, (tree trimming, removal, etc.) need to be in by 5:00 P.M. on September 23, 2013.

- The complete EC report can be viewed on the MPCA website.

Water Systems Committee (WSC)

Bruce Johnson introduced members of the WSC and recognized Jim Fitzpatrick for his past service to the committee. Bruce acknowledged that this has been a “very active year” for the WSC. The complete WSC report can be viewed on the MPCA website.

Bruce commented on the failure of the alarm system at the Lift House. The MPCA Board of Directors has approved a new alarm system which has been installed. Through this system, the WSC can monitor pump usage and frequency.

A new project of the WSC will be the replacement of the roof at the Well House.

The Town of Newmarket has refilled the water in the cistern that, thankfully, was instrumental in containing and extinguishing the fire at the Ridge several weeks ago.

The irrigation system at Moody Point has been turned off for now and the foreseeable future. A member of the MPCA inquired if the irrigation tubing located on members’ properties could be removed by the homeowners. Please check with your individual associations regarding this matter.

Treasurer's Report (TR)

Russ Simon, treasurer of the MPCA, addressed members. The full treasurer's report was included in the packet sent to members prior to the annual meeting for their review. Russ asked if there were any questions, none were posed.

Russ stated that the fiscal year ends July 31, 2013. Surplus from this year will go into the Capital Expenses Account. For the upcoming fiscal year, no huge capital projects are anticipated. Annual dues will stay essentially flat (up \$ 3.00 for residents using the water system to \$1,976 and reduced \$36.00 for non-water users to \$1,298).

Dick Mills made the motion to accept the Treasurer's report; it was then seconded by Bill Cormier. All members were in agreement. The complete Treasurer's Report can be seen on the MPCA website.

Old Business

No old business was brought before the members at this time.

New Business

Judy Bouthot's position as Representative-at-Large ended in July. Trish asked for nominations from the floor. Susie Tierney nominated Steve Martin for the three-year position of Representative-at-Large; Val Shelton seconded the nomination. No other nominations for this position were brought before the members. Steve Martin was elected by the unanimous vote of the members.

CLC co-chair, Brynn Rehnborg awarded Jean Ormrod, Judy Bouthot, and Angela Hiley beautiful fall mums to thank them for their service to the MPCA community.

Darby Johnson presented outgoing president, Trish Simon, with a gift bag for her many years of hard work and service to the community.

Trish asked MPCA members for a motion to adjourn the annual meeting. Jim Fitzpatrick made the motion; it was seconded by Steve Martin.

The 2013 Annual Meeting of the MPCA was adjourned at 10:00 A.M.

Respectfully Submitted,
Nancy Martin, Secretary MPCA