

Rockhouse Mountain Property Owners Association

Agenda for Annual meeting October 18, 2014

American Legion on Tasker Hill, Conway, NH.

Board members in attendance:

David Weyandt, President
Natalie Drum, Treasurer
Bruce Scola, Vice President
Mike Martel
David Cahill
Rich Gordon

deeww99@hotmail.com
nat1lee@aol.com
brucescola@gmail.com
martelm@martelenginc.com
dvdcahill4@gmail.com
argkwaj@hotmail.com

Absent:

Tanya Martel- Secretary
Fred Cohen

tanya.m125@gmail.com
fredmartincohen@gmail.com

Proceedings:

Call to order 9:08am

Introduction of Board members

A. Old Business:

1. Secretary report - review of annual meeting minutes from 2013.

Motion to approve Minutes: David Cahill motion to approve, David Weyandt second. All members in favor. None opposed.

2. Treasurer report review of P&L, review of major costs this year- roads, pipe breaks, etc. Cost of original state loan-\$230,000 not enough to cover, asking for another \$600,000, not approved yet. With those added cost we will need to change fees. Opened for questions Question-about terms of loan. 20 year No further questions

3. Water Agent report : Mike and Dave- water levels good at static levels, line breaks, lines not as deep as should have been. Water conservation, asking everyone to help conserve when lines break. No major leaks at this time, March /April time frame major break 5 ft of frost encountered.

Question- have repairs been replaced with new lines? - patches are new, plan is to replace to junctions when able to afford.

Notification of breaks- we are working on improving- doing better.

Do we have enough water to cover current homes? Current homes yes, future build out no, unless there are breaks/ leaks.

How do we help get things moving? Board has been in contact with the state, don't believe that members calling will help out. Be on the look out for standing/ pooling water in trenches, low pressure or no water.

Gabe Bernson asked members to get involved in the board.

Kudos to Dave, Mike for the hard work they did to work on the leaks in March.

*Let people know that free water is available at the Conway fire department or at River Rd by 1st bridge there is a pump available year round.

Part time residents might consider shutting water off if gone for long periods of time.

4. Road Agent report Former road agent has resigned- David Cahill has stepped in to Road Agent position. Roads in much better condition. Going to work in conjunction with the water pipe replacements to repair road/ drainage issues. The roads in most need of repair are Amars and Regent. What can residents do: clean out culverts, slow down on roads.

Dave Cahill will be the contact person for road issues-snow, ice, wash outs

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PHONE NUMBER# 603-387-9497.

B. New Business:

1. Water update see above.

2. Association assessment increase: in order to cover the new loan for the state and to fix road issues the fees are rising to \$1300 for homeowners, \$600 for property owners. That is a \$200 water fee increase and \$100 road/ infrastructure fee. This breaks down to \$325 per quarter for homeowners, \$150 per quarter for property owners. The fee increase will start with quarter 1 bills for 2015.

3. Board positions- new rules of participation available: meeting 1st Saturday of even numbered month, if you miss more than 3 meetings in a row without calling in we will ask for someone to fill that spot, if your primary home/ lot is for sale we ask that you step down off the board. Total of 9 board members, 3 year terms . Those up for renewal this year Natalie Drum, Bruce Scola and Jim Hannigan. All members agree to stay on the board. Motion to accept board members Troy Feller, second Patrick McBride. All in favor. No opposed. Gabe Bernson resigned his position on the board.

4. Update contact information for RMPOA sign in done at the meeting- if you were not there- please contact RMPOA email so that we can keep updated.

C. Questions- is it possible for a meeting more than 1time per year, bimonthly email update or website update to allow owners to be more involved.

Motion to adjourn Troy, second George Case. Meeting adjourned 11:15am