

RockHouse Mountain Property Owners Association

Annual Owners Meeting, 2018

Saturday, November 3, 2018

American Legion, 47 Tasker Hill Road, Conway, NH

Meeting Called to order at 9:03AM by RMPOA President David Cahill

RMPOA Board Members Present:

- David Cahill - President
- Bruce Scola - Vice President
- Natalie Drum - Treasurer and Secretary
- Nathan Marles - Board Member
- Mike Martel - Board Member
- Rich Gordon - Board Member
- Mark Scanlon - Board Member

RMPOA Board Members Absent:

- Fred Cohen
- Jim Hannigan

I. Opening Statement - David Cahill:

Welcoming All Owners to the Meeting.

II. Secretary Report - Natalie Drum:

Owners received a link to RMPOA Website with the 2018 RMPOA Owners Association Meeting Agenda so they could review minutes from 2017 annual meeting. Owners asked if there were any questions or concerns regarding minutes from the 2017 RMPOA Owners Meeting. No questions were presented.

Natalie presented motion to accept 2017 Meeting Minutes as reported. Owner Richard Delisle made motion to accept, Owner Valerie Shae seconded. All present passed motion.

III. Treasurer Report - Natalie Drum:

2018 Profit and Loss Statements and Balance Sheet copies were made available to all Owners at the meeting. Yearly comparisons can be sent to owners who request them. Final budget to be voted upon by the Board before it will become available.

No increases being made to fees this year. As of the meeting, we are hoping to end the year in the positive range, dependent upon unforeseen expenses.

Natalie presented a motion to accept the Treasurer Report. Owner Robert Delisle made motion to accept, Valerie Shae seconded. All present passed motion.

IV. Road Report - David Cahill:

The Association will have issues that arise regarding the roadways. We are currently working on drainage issues at Highlands and Gotzens Roads to decrease the washouts of our roads and driveways, and decrease any sediment that is washing down our roads into the Pea Porridge Pond areas. The corner of Gotzens and Garmish has been upgraded with rip rap stone and a drainage ditch. Regarding culverts; if it runs under your driveway, the culvert is **your** responsibility to keep clean in order to prevent backups that can affect the roads. All other culverts are maintained by the association. For those with driveways that do not have culverts, if they are needed; the Association will pay for labor of installation, but the owner is responsible for the cost of the pipe, and other stabilizing materials.

Snowplowing: Our snowplow contractor has been with the Association for years. The roads are monitored regularly, but there are occasions where the weather presents different road conditions in the Association than in town, and the Snowplow contractor is contacted for additional treatments. We are currently working to enhance communication with our Snowplow company. The board had debated whether buying or leasing a loader by the Association to have onsite would aid with the clearance of the roads including the Upper Pumphouse Road and the Spur, but our contractor spoke with Dave regarding the decision to keep his loader and a pile of sand onsite at the association and how it would aid his team. We live on a mountain and strongly recommend that you have snow tires and AWD/4WD on your vehicle for navigating the roads.

If you are concerned about the road conditions, please call or send a text message to David at (603) 387-9497.

Owner Question: "If we lose our current plow contractor?" Reply: "The RMPOA will have a tough time finding someone willing to plow for us, but it would go out for bid."

Owner Question: "How do we address culvert need on well road?" Reply: "Nathan will drive up and take a look at the issue."

Owner Comment: "On the width of the roads in some places and intersections pertaining to the road in front of his house, the road is fifty (50) feet wide, asking if we could allow weeds to grow up on the sides of the roads to narrow the roads and retain runoff."

V. Water Report – Nathan Marles:

It has been a bit of a roller coaster keeping up with well issues. We now have two propane-powered generators in place at the well houses, and the uranium filtration systems are in place to reduce uranium levels in our water. We also upgraded our telemetry to an advanced system that will allow improved reading and monitoring of the wells, lines and tanks to help pinpoint issues before they become a big problem.

We have a new Certified Water System Operator – Ian Hayes of Simply Water, as of November 1st, 2018. Previously, we had two Certified Water Operators completing separate tasks and not always communicating with each other and the board; some items required by the New Hampshire Department of Environmental Services (NHDES) have been late. The decision was to change to one main certified water operator who can do all the necessary tasks under one umbrella. Simply Water is a local business, and also manages the system for the Eidelweiss Precinct. Simply Water is responsible for water samples, monthly reports, water hookups, leak detection and repairs. We are aware that we have several areas of antiquated water lines in the association and the Board hopes to begin work on existing lines and roads next year.

It has been requested by Simply Water that all houses have a visible address number on them. Also, please turn off outdoor faucets and lines to prevent breaks. If you notice any excess water, soft spots or changes in water pressure, please let the Board know so that it can be investigated.

Owner Question: "What is the status of the meter reading, now that we all have meters?" Response: "The RMPOA is not planning to use

the meters for billing at this time, the NHDES required that we have them to obtain the Drinking Water SRF Loan to fund the Well 4 project. The Certified Water Operator will be using them to check for usage, detecting leaks and other things as needed.”

Owner Question: “Do we know where all the curb stops are?”
Response: “Yes, we have maps showing where they are/were, but there are no official plans for the curb stop to the houses.” (Noted on individual Certified Building Plans)

Mike Martel taking point on engineering aspect of upgrade plans

Owner expressed concern over a soft spot on Brenner Drive.

VI. New Business:

Owner Question: “The association has bylaws; how come they are not being enforced? What is the plan to enforce them?” Response: “We have tried to enforce what we can, we have contacted the Town of Conway on multiple issues and consulted legal or engineering counsel when warranted.”

Owner Question: “What is going on with the construction on the lots at the top of Highlands?” Response: “The board has had contact with the owner; there have been many issues with contractors. The Town of Conway has been involved, however, the owner is working to correct issues and get the lot stabilized so that he can start/complete construction.”

Comment made regarding the number of cars going up well road, boulders we placed there to decrease travel had to be removed due to potential for sale by the landowner who needs access to the road/property. An owner inquired, “Why all the cars have been going up there - There is a garden being tended up there as well as partying.”

Owner asked Association to gather a list of plow companies that are used, so that those who are having trouble finding someone to plow for them could have options. Some members commented on who they use. Please contact the Association if you still need contacts.

Mr. Delisle wanted to inform the Association/owners of an incident that happened to him his year and ask if the Association could do anything to resolve the situation. He was outside his house with his dog when his neighbor’s dogs came onto his property and proceeded to attack his dog, as well as him when he tried to rescue

his dog. Unfortunately, there are no current laws to protect owners in New Hampshire. Once the board was made aware of the incident, we contacted the Town of Conway Animal Control Officer who found that three of the dogs were unregistered; the owner can be fined, but unfortunately there is no recourse other than what the Town of Conway has in place. The Association has had trouble getting the owner to respond to our communications.

VII. Election of Board Members - 3 seats up each year.

Rich Gordon, Mike Martel and Fred Cohen are up this year. The board usually meets the first (1st) Saturday of every even-numbered month, it is approximately a three (3)-hour meeting. We also take care of business and communicate with emails and special meetings as needed. A term is a three (3)-year commitment. Mike and Rich are willing to stay on, Fred would like to step down. Asked for volunteers or nominations for the three seats. Jeff Tasker and Greg Marshall both volunteered to join the Board. Rich volunteered to step down to allow both to join.

David Cahill proposed a motion to accept Jeff Tasker and Greg Marshall joining the Board, Carol Case seconded. All present were in favor of the motion.

Valerie Shae brought it to the Board's attention that since Rich Gordon has stepped down, we need to nominate a new Chairman of the Board who is not an officer. Mike Martel Nominated and accepted. Mike made motion to accept Mike Martel as Chairman of the Board, David Cahill seconded. All present in favor of motion.

VIII. Meeting Adjourned at 11:15AM.

Typed 12/01/2018