

Rockhouse Mountain Property Owners Association

Annual Meeting Minutes, October 22, 2016

American Legion, 47 Tasker Hill Road, Conway, NH 03818

1. Call to Order at: 9:03AM

Board Members present at meeting:

- David Cahill – President
- Natalie Drum – Secretary and Treasurer
- Mike Martel
- Nathan Marles

Board Members Not Present:

- Rich Gordon
- Tanya Martel
- Fred Cohen
- Jim Hannigan
- Bruce Scola

2. Board President Opening Remarks – Intro of Board Members

3. Secretary Report – Please review minutes from 2015 meeting on RMPOA website, bring any questions to the meeting. Natalie Drum, Joan Townley: Motion to accept minutes. Mike Martel second. All voted in favor.

4. Treasurer Report – Natalie Drum. Review of budget for 2016 – 2018.

Discussion costs, fee increase - \$400 on all lots, if own just a lot, it will increase to \$1000 annually. If a house and lot it will increase to \$1700 annually. Also mentioned that if member and having trouble paying fees, we ask that you contact us to discuss payment options.

Joan Townley made motion to accept treasurer report. Bobbi Goodwin second, all in favor.

5. Road agent report – David Cahill. We are trying to keep up with road problems as they come up, raking and grading. There has been a lot of construction going on lately, especially on Highlands that impacts road conditions. Dave drives the roads of the association at least once per week, if anyone notices big issues, please contact Dave or send it to the website so that it can be addressed. Dave's email is dvdcahill4@gmail.com, RMPOA email is info@rockhousemountain.net.

Reminder to all owners that culverts that cross your driveway are your responsibility to keep cleaned out, the association is responsible for maintaining the ditches along the roads.

John H – of Regent Hill – Asking about any road bans in the spring – David Cahill responded that yes there are road bans for the association and the town – Those are contingent on the weather.

Question from member regarding plowing at the corner of Brenner and Arlberg – The corner ices easily, can we pay more attention to icy spots. We (the board/David) will ask Bernie to relook at certain areas. Encouraged owners to let us know if there are chronic problem areas. The board to look at putting bins of sand in trouble area.

6. Well 4 update Mike and Andy Conti – Water operator. Well #4 was brought online February 4, 2016. June 6th the intermediate pump house (on Highlands) came online; it is adding 15,000 gallons to the system. Intermediate pump station pumps water up to the main pump house, also gives us an emergency plan – able to have a water delivery to the tanks if something causes the system to be shut down. Andy asks that we still be reasonable with our water usage, not go “gang busters” as there is the drought in the area.

Question from owner – Is the water treated for being hard? – No, there are no softeners being used by the association or most individual owners. The water is good. There are some items that are watched for, but nothing is above EPA standards.

We have new meters/monitors at the main pump house now that alert us when there is an issue; allows us to monitor usage and identify the issues sooner.

7. Election of new board members – 3 seats up this year.

Eligible Seats:

- David Cahill
- Tanya Martel
- Nathan Marles

One More Year:

- Natalie Drum
- Bruce Scola
- Jim Hannigan

Two More Years:

- Rich Gordon
- Mike Martel
- Fred Cohen

Dave and Nathan have agreed to stay on the board at this time. Tanya would like to step down if anyone is interested in stepping up.

Review of commitment for the board, asked for volunteers.

Mark Scanlon – Agreed to come on board. Vote taken, all in favor of Mark.

Joan Townley made motion to accept Dave, Nathan and Mark as board members.

8. Questions

- Haggerty – Question regarding road maintenance line on budget – Is that a set fee for is that an as needed cost.
 - Dave – It is more of an as needed basis.
- Snow plowing is a separate line item – Base rate, then there are the additional costs for pushing back snowbanks and if intersection widening needs to happen.

9. New Business

No new business. Well 4 project was started 4 – 5 years ago. Dave Cahill was on to board, became president after David Weyandt passed away. It has been more work than any of us thought it would contain. He would like to thank the members; annual future meeting date discussion, would it be better to have it on another weekend in October, or another month. All present said October is fine, just not on Columbus Day weekend.

10. Adjourn meeting

Motion to adjourn made by Carol Goodwin. Mike Martel 2nd.

Meeting adjourned at 10:05AM