

RMPOA
Annual Association Meeting Minutes
Saturday, October 9, 2010
Conway American Legion, Conway, NH

Proceedings:

Meeting called to order at 9:05 AM by Ed Bisson, 34 members in attendance.

Committee Reports

General

Ed looking for residence addresses as well as email addresses from all attendees, especially new residents. RMPOA website, annual financials for past 7 years, all water test results, etc. Realtors in the valley also using website for new potential home sites / house sales. All 'emergency water' results also posted.

Roads

Old signs rotting, new post signs made from old well lines. Rockhouse Mountain's main sign also being worked on due to rotting and aging. Brad has been raking the roads, new culverts put in. Not many washouts this season.

Water System

Water process in Concord required a lot of procedural heavy lifting. Took about a week to get approval to drill emergency well, up and running 2 ½ weeks after drilling. New well is a 'bedrock well', common in northern NH. Current 2 wells drawing from the same bedrock crack, 200 feet apart. Christmas water situation for well #2, no one (including state geologists) can explain the drop in GPM from 8 ½ to 2. Well regained its original capacity. Next hiccup was around Father's Day, which dropped to 3 ½ GPM, which resulted in burning the pump out. Realization was that pump #1 could not keep up with the 11 GPM capacity.

Discussions with Edelweiss took several weeks to purchase water. By the time they came back with a decision to sell RMPOA water, our new well was already drilled. More full time homeowners in RMPOA due to turnover in vacation homes, requiring a higher degree of water volume needed. Initial results on the new well were between 45 and 55 GPM. State requires that you pump the well for 72 hours to determine what you can pump in a sustained basis targeting a consistent pump of 30 GPM. Test shut down after 36 hours after drawing air, didn't want to burn out a \$12K pump. We still don't have full state approval on that well due to this. Other 2 wells pumping 5 hours per day between 11 and 13 GPM. Letter of Deficiency sent by state. Magic number by state is 30,000 GPM, so there's now a need to drill another well/water source. Associated cost of running pipe back to water source is extremely high.

Leaks? - Meters now installed on all 3 wells and meters on outside of the tank, usage monitoring ongoing. Also using ultrasonic gear to sniff for leaks.

Ability to pull the pump on the new well would cost approximately \$10K. Between now and end of December we need to complete these tests.

Financial hit is \$50K for test / drilling exercise, plus \$10K for burned out pump replacement. Due to costs for new well we're currently \$25K in arrears. Well driller is allowing us to pay him in installments with no interest at \$5K per month.

New water options:

1. Sell the water system (Pennachuck). Downside is losing financial control of the system.
2. Borrow more money; however our line of credit is only viable up to ~\$50K or so.
3. Leverage state grants. This year we applied for \$230K in state grant money. We didn't make the list initially, but due to our circumstances, we moved up the list to 'next in line' at 20 years at 2.9x% for the \$230K. For the next 3 years, we'd have to increase our water fees by \$100 per year / \$25 per quarter, starting in Q410.

Motion for water options – That the Rockhouse Mountain Property Owners Association is hereby authorized to enter into a loan agreement as described below from the State of New Hampshire, and to authorize the grant of [the mortgage of the real property of the borrower and] a security interest in the [assessments,] contracts, plan and permits [and personal property] of the borrower to the state of New Hampshire, for the purpose of securing the water system improvement loan for the borrower's project, **Water system evaluation and improvements, including a new well source, transmission lines** in the amount of \$230,000.00 at 2.9520% interest rate, for a term of 20 years. Further, the Project is hereby approved and Edgar W. Bisson, President is authorized to sign loan agreements, promissory notes, security instruments and any and all papers necessary or appropriate to satisfy the conditions of and execute the obligations of this loan on behalf of the borrower.

APPROVED (unanimous)

QUESTION – Do any of the open 30 lots have the capability to drill the 4th well?

ACTION – Ed to review maps again to see if there are any potential sites that fit the criteria.

Treasurer's Report

General

Current financial status reviewed. Current debts and loans disclosed.

Plowing contract will be with the same company as 2009, using the same flat rate, with no increase. Price does not include the grading done during the summer (done by Brad).

Election of Directors

Term Expiration

1. Ed Bisson – approved for another term
2. Max Hoyt – approved for another term
3. Gabe Bernson – approved for another term

Motion - motion to approve all for another term unanimous.

No interest from the floor for board positions.

Old Business

New business

1. Anything that can be done for speeding on the road?

Action – since we're private, nothing we can do. Ed will be happy to talk to folks if they're identified.

2. New water fee increase by \$100.

3. Hook up fee to be discussed by the board.

4. **Motion for collection of water hookup fees**– Board motion only to increase water hookup fee from \$5500 to \$6000. **APPROVED** (unanimous).

5. Termination notices to be sent to all residents owing water bills for greater than 2 quarters. (Ed to review possibly 60)

6. Annual fees to move to from \$400 (Maintenance) to \$600 (water).

7. Agreed to motion for policy to be written that seller will pay and install water meter prior to sale, or we will not provide water service.

Next Meeting – Date TBD.

Annual Meeting adjourned at 11:15 am. Board adjourned at 12:40.
Minutes submitted by Jim Pendergast

Board Members Present:

Vin Mennella vam1921@myfairpoint.net

Ed Bisson ebisson@aol.com

Max Hoyt cliffpad@yahoo.com

Jim Pendergast jim_opwv@yahoo.com

Bruce Scola brucescola@gmail.com

Joan Townley jmtownley@verizon.net