

**RMPOA**  
**Annual Association Meeting Minutes**  
**Saturday, October 12, 2013**  
**American Legion Post, Conway, NH**

**Attendees:**

Present:

David Weyandt	(President)	deeww99@hotmail.com
Bruce Scola	(Vice President)	brucescola@gmail.com
Natalie Drum	(Treasurer and Secretary)	nat1lee@aol.com
Joan Townley		jmtownley@verizon.net
Richard Gordon		argkwaj@hotmail.com
Mike Martel		martelm@martelenginc.com

not present:

Gabe Bernson	virdom2028@yahoo.com
Dan Morgenstern	dmorgenstrenmd@gmail.com
Steve Mitchell	smitch@mitre.org

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**Proceedings:**

Meeting called to order at 10:06am by Dave Weyandt.

**Introduction of Board Members**

**President's Address:** A: Recap of past year- had a reasonable summer, with road maintenance issues and water.

B: A concern was brought to the board during the year about fire pits up on end of Highlands Rd.  
David contacted homeowner, but no response was received.

C: Ongoing water issues- work on well #4 ongoing- will be addressed later in meeting, thank you to all homeowners who helped conserve water to keep the system from having to be shut down.

**Secretary Report:** Reading of RMPOA Minutes Annual Association meeting from October 20, 2012.

Motion to approve minutes made by Dave Weyandt,  
Seconded by Joan Townley.  
All present in favor of accepting minutes as read.

**Treasurer report:** update made by Valerie Shae- accountant for RMPOA

A. Profit and Loss report available for those who would like to review, will not be posted on website. Overall,

\$20,000 loss due to increase in expenditures over well #4 and access road, emergency road repairs, water line breaks (on Amars- \$15000), and liability insurance covered lightning strike for new electrical box at well pump house minus \$500 deductible .

B. Tank loan paid off as of 9/2013.

C. awaiting reimbursement from State of NH DES for work already done on well #4.

Rich Gordon asked question: what about delinquent accounts, and what is the income for RMPOA for the year?

Answer: \$112,000/year from fees.

2013- 5 delinquent accounts, that is down from 7 delinquent accounts in 2012.

d. RMPOA BOD will have to decide this coming year about taking a private or business loan to help cover expenses.

Motion to approve treasurer's report made by Mike Martel. Seconded by Steven (property owner).

All present in favor of accepting report.

**Road Update:** Made by road agent- John Hoyt.

a. No big wash outs this year. Russ Lanoie will be doing some updates/ upgrades in the next couple of weeks to prepare for winter/ plowing.

They will be looking at issues on Landsdown and Regent Hill, but permanent fixes will not be done until spring.

b. Due to issues from improper driveway work, RMPOA should be contacted prior to work being done so that plans can be reviewed, and someone can be there during the actual work to be sure there will be no future problems.

Please contact David Weyandt at 603-387-8519 or John Hoyt at 603-726-0193, or through the website.

c. Known road issues on Amars, Regent Hill and Lizums are on the BOD list to be addressed at next meeting.

Question asked: Who is responsible for cleaning/ maintaining culverts?

Answer: If the culvert crosses your driveway it is homeowner's responsibility, if it crosses the road but comes out on your property- it is the association's responsibility.

Brush on side of road is RMPOA responsibility (unless you live on Town line road- then it is Town of Madison's responsibility, or Modock Hill is Town of Conway), and will hopefully be taken care of within the next week.

(done as of 10/20/2013)

**Water Update:** Made by Andy Conti- Water operator for RMPOA.

We have been fortunate not to have any interruption to service over the last year, but we were very close over

Labor Day weekend. Wells 1&2 water levels are down 100' from normal since early July, and well #3 down 50'.

We still need to conserve until we can get well #4 online and pumping- of course then we would like to rest wells

1-3 to replenish the water table. Major water line breaks last fall where 300feet of old lines had to be replaced

on Amars, and a smaller break on Lizum last month that was fixed in place. Andy and BOD would like to move

forward with planning upgrades to water lines to prevent future breaks/ issues.

Well #4: continues to move forward, but slowly due to red tape from State of NH due to use of loan monies. The

well is currently drilled, but we are awaiting approval to conduct 48-72 hour pump test, with tentative date set for

October 21. Once that has been done and approved by the State, then we will need to get bids for laying 2800feet

of water line, and construction of pump station at corner of Modock Hill and Highlands.

**Water meters-** mandated by NHDES, need to be installed inside every house, and have a remote reader tag on the exterior of the house so that readings can be done without entry to house. Andy is currently going through records to identify who does not have both components.

**If you do not have both components please contact Andy at 603-944-7853, he has meters for purchase and can let you know how to get them installed. Andy will also need to verify proper installation once completed with a test read.**

All existing units will be read to verify that they are working.

**Board of Directors:** 2 vacancies to fill this year as Joan Townley's term has expired.

David Weyandt nominated Dave Cahill- Dave agreed.  
All present approved nomination.

John Hoyt nominated- declined.

Open nominations for last seat went unfilled.

**Any member of RMPOA who would like to be nominated for open board seat please contact David Weyandt before our next BOD meeting on November 16th.**

**New business:** A. Rich Gordon brought up option of having table tent cards that would help remind owners and renters to help us conserve water - Rich to investigate cost of purchasing.

B. \$25 extra cost on 4th quarter bills clarified- there was miscommunication of the fees between board and accountant.

The annual fees are currently \$1000- \$500 water, \$400 maintenance, with a \$100 special assessment on water that was added 3 years ago. Starting 4th quarter of 2013, it will still be \$1000/ year, but it will be \$500 water and \$500 maintenance. Those homeowners who paid the extra \$25 will be credited the \$25 in Quarter 1 bills in January. We apologize for the error.

C. David W. annual fees may have to increase next year as the BOD will be looking at the cost of road repairs, water line installation and pump house construction. This will be addressed at future BOD meetings.

D. RMPOA website is going to be updated and will be overseen by Eric Shae. Stay tuned...

E. Members thanked the BOD, Andy and John for all their hard work over the last year to keep things moving.

Motion to Adjourn meeting was made by David Weyandt at 11:07 am. Seconded by John Hoyt.