

South Shore I Annual Meeting; September 19, 2015

INTRODUCTION:

The Annual Meeting of the South Shore 1 Condominium Association was called to order by Board President, Dennis Brown. Five (5) units were represented in person and none were represented by proxy; therefore, a quorum was declared. Also present were Terry Jones and Lori Pare of Belle Terre Property Management.

Mr. Brown called the meeting to order.

PROOF OF NOTICE

Mr. Brown requested a motion from floor to waive the reading of proof of notice which is the meeting notice sent to all Unit Owners. The motion was made, seconded and passed by a unanimous vote of the members.

MINUTES OF 2014 ANNUAL MEETING

Mr. Brown requested a motion to waive the reading of the minutes of the 2014 Annual Meeting Minutes which was mailed to all owners. A motion was made and seconded. The members unanimously voted to waive the reading of the 2014 Annual Meeting Minutes.

PRESIDENT'S REPORT:

Mr. Brown presented the following President's report:

1) Winter Maintenance

- Last winter, even though most of us are not present during these months, the board kept in contact with Belle Terre
- Decks and roofs were shoveled at Bill and/or my suggestion;
- Many other condo associations did not take as proactive an approach and experienced quite a bit of ice dams; it was noted that winterizing unoccupied units would prevent ice dams.
- The Board intends to continue this proactive approach in the coming winter.

2) Lake Sunapee Painting

- Walks and decks were re-stained as part of our every 3 year cycle; power washing was included prior to the re-staining; the next cycle will occur in 2018 and will include staining the buildings in addition to the decks and walks;
- Our budget includes setting aside funds for this purpose.

3) Improved Walkways

- Bluestone was applied to main walkway in July by Tristan Gilson;
- Weed Kill was applied to original bluestone by TruGreen 10-14 days prior to the bluestone project;
- We like the appearance, time will tell how they will look in the coming years;
- Snow removal of the walkway with snow blowers was discussed. Terry confirmed the high banks can create an issue for shovels only. After a brief discussion, it was agreed to raise the snow blower by 2" to help minimize the displacement of the stone; Belle Terre will also try to minimize the use of the blower;

OLD BUSINESS:

1) The 5-year landscape plan was developed by Laura French this past year; all members received copies of that plan;

- After proper approval by ECA and Town of Grantham, we implemented some of the suggestions proposed in the plan;
- The plan called for some general small bush removal and the removal of 8 marked trees; Bill, Will, Katie and I did the labor as a means of saving costs, thank you to those people for helping. Belle Terre disposed of the debris.
- We currently haven't noticed much of an improvement in our view of the lake (at least now in

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the summer). The regulations stipulate that you must have a specific number of trees, determined by their thickness in each of the 50 x 50 foot squares. We are hampered by the location of the pathway as well as the boat storage area since these are included in some of those measured squares.

2) We have now experienced the 2nd year of our 3 year landscape upgrade

- Our plan was devised by Janet Cavanaugh and plantings were done by EC Brown Nursery;
- Emphasis this year was on the hillside between the walkway and parking lot;
- There was quite a bit of the root system of the discarded plants still evident on the hillside after EC Brown did their work. Many thanks to Bev and Helen for removing some of these unsightly roots.

• Next year the plan should finish its implementation with emphasis on the lakeside.

Complete details of the specifics haven't been finalized yet, 1/2 of the hemlocks are marked to be removed, and some rhododendrons and other plants are planned as well.

- Expect one more year of the special assessment to fund this project;

3) Chippers has been contacted to do some general trimming during the last week of

September. Specific requests can be made now, or to me via email in the next few days. I will

pass along those specifics to Chippers. The Springsteen's requested the maple at their unit be pruned.

4) Owners are reminded of the fire restrictions on the use of charcoal & gas grills on the decks or anywhere within 10 feet of the building. The ban includes any attached units of 2 or more; therefore, it impacts quite a few of the condos in Eastman.

NEW BUSINESS/OTHER BUSINESS:

1) You have probably noticed the side lighting on the steps leading into the walkway--thanks to Bill Messieri for suggesting that they be purchased and installed at that location.

2) I wanted to make you aware that the Presidents of each of the condo associations of Eastman have been meeting on an annual basis to share common issues.

- Also present at this year's meeting were Terry, Ken Ryder, & Maynard Goldman
- The group started last year as a means to challenge the interpretation of the grill ban;
- It was thought that meeting as a group could create a healthy dialogue amongst us;
- SS1 has had a representative at each of these meetings; two by me, and one by Will representing us;
- Main topics of this year's meeting was pooling our resources with the needs of slider and roof replacements in hopes of getting price breaks for high volume requests. For the most part, SS1 has already done most of this replacement.
- Another item for discussion was how to decrease the speeding on Eastman roads; no viable solution was proposed.

3) It was noted that the Street sign is missing; most likely from winter plowing. The erosion from the upper road and boat parking area was discussed. An owner mentioned that the ECA had dug a trench at the end of the upper parking in years past and it seemed to work. Over time it was filled in. It was agreed that Terry would contact Mike [ECA Supervisor] and request a replacement sign be installed and also ask that the road be graded and they consider installing a trench again.

4) Mr. Springsteen asked if they have done anything about the drainage between theirs and Tarapatta's Unit; it

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was confirmed work had been done. Mrs. Springsteen asked why the step was removed near her unit; they think this was possibly done when the Association did the drainage system

5) Mr. Brown noted that chimney inspections are scheduled for September 21 through 23rd- Units 2, 3 and 4 require an inspection and Unit 1 from the rooftop only.

6) The boxes that protect the electric meters need upgrading. Plans to have these improvements done next year will be addressed by the Board.

TREASURER'S REPORT

Mr. Reed presented the Treasurer's Report:

Cash on hand \$ 18,872

Common area Reserve \$43,108

Operating Reserve \$8181

Staining Reserve \$7107

Delinquencies 0

He confirmed the Board will be meeting in November to go over the budget and the special will be staying another year.

Mr. Reed requested a motion to designate the 2015 actual excess of revenues over expense if any, be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. If any excess, the Board will then determine whether to add the funds to the Common Area or Operating Reserves.

WHEREAS, the SS 1 Condo Association is a NH corporation duly organized and existing under the laws of the State of NH and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the SS 1 Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2015, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 or shall be applied to the Capital Reserved as determined by the SS 1 Board of Directors

This motion was seconded and unanimously approved by the members and adopted and made a part of the minutes of the meeting of the SS1 Condominium Association.

Mr. Reed believes that they are good right now and will continue working on the landscaping. The Reeds were not happy with all of the Landscaping and they have spoken with Janet Cavanaugh; she also was not happy with Brown's Nursery. They feel that Brown's Nursery did not realize how much work was going to be involved. Janet is wondering if they should add some balsams at the top of the driveway to decrease the visibility of the pole.

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Mr. Springsteen asked about the special assessment and the board said that will be continuing for another year. Mr. Brown said they have kept the extra \$2000 in the budget for landscaping for an added cushion; the Board has not made a final decision.

Mrs. Springsteen asked if a grate on the deck would help preserve the siding. Terry said yes it does help with the splashing of water. The board noted it is an expensive fix.

Mrs. Reed asked if they have ever discussed joining another Association making one Association. A couple of owners noted that was brought up in the past and there was not much interest.

ELECTION OF A DIRECTOR

Mr. Brown confirmed that Bill Messieri's term expires this year. A motion was made and seconded nomination Mr. Messieri for another term. There were no other nominations; therefore, the floor was closed. Mr. Messieri was unanimously elected for another 3 year term.

ADJOURNMENT

There being no other business to conduct, the meeting was adjourned.

Respectfully Submitted,

Lori Pare, Recording Secretary