

INTRODUCTION

The Annual Meeting of the South Cove Heights Condominium Association was called to order by Board President Donald Hooper. Mr. Hooper went over the procedure for the zoom meeting. Roll call confirmed Eleven (11) units were represented via Zoom, one (1) by proxy; therefore, a quorum was declared. Mr. Hooper welcomed everyone, and introduced fellow Board Members Robert Koester and Jay Welsh. He introduced Terry Jones and Lori Pare from Belle Terre. Mr. Hooper welcomed the new owners of unit 36 [Julie Magnuson and Dan O’Neill] and 46 [Leslie McGuirk].

PROOF OF NOTICE

Mr. Hooper entertained a motion from the floor to waive the reading of proof of notice which is the meeting notice that the owners received. The motion was made, seconded and passed by a unanimous vote.

MINUTES OF 2020 ANNUAL MEETING

Mr. Hooper requested a motion to waive the reading of the minutes of the 2020 Annual Meeting. A motion was made, seconded and passed by a unanimous vote.

BOARD OF DIRECTORS REPORT

Mr. Hooper reported the following:

- We have had a tough year trying to get contractors; however, we are ahead with any critical items.
- Staining- Units 42,44, and 46 were stained this spring. Walks and associated rails and open entry floors are scheduled for 2022. Enclosed entries are the unit owner’s responsibility.
- Siding Replacement is on-going – minor repairs have been on hold due to a shortage of contractors and in some cases materials. Woodpecker holes will be addressed as well as any major damage that could lead to interior leaking. Sean [carpenter] will do a walk around this fall to address major needs.
- Landscape Program - The new lawn was inspected by JCB Landscape and Chippers – although there was a lot of crab grass, both contractors said the lawn was what they would expect for a first-year lawn, and both thought it did well. We will be repairing the erosion and will follow up with Chippers regarding “overseeding” and aerating the lawn. There is some erosion that will be repaired prior to aerating. We have contracted with Chippers to do yearly maintenance to fertilize and treat the crab grass.
- The parking side weeds were treated this year by a licensed technician; again, it took two treatments to see improvement. Due to repeated years of dissatisfaction, we will be using Chippers next year.
- The parking side and islands were mulched again this year. Deck side – new stone and mulch added.
 - Owners commented:
The mulching was great but both the roof and grounds workers blew it away with the blowers
It was noted that Weathercheck left a mess, they were rushing too much.

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Mr. Koester gave the following report:

The Board had visits from several forestry experts over the last two years regarding issues with pine trees. The most recent was on August 3, 2021, with Dode Gladders, Sullivan County Forester. Also in attendance were Brad Truax of the ECA Woodlands & Wildlife Committee and SCH Board Members Don Hooper, Jay Welsh and Bob Koester

White Pine Needle Drop

- There are two fungi that are the cause
 - Spore formation is facilitated by unusually wet spring weather
 - The resulting needle drop occurs one year later in June.
 - Both 2019 and 2020 had unusually wet springs, causing excessive needle drop in 2020 and 2021.
 - 2021 spring weather was drier than normal, giving hope for the future.

White Pine Health

- White pines are weakened when their roots don't get enough water. Those susceptible are:
 - Trees located on or near slopes
 - Trees with root too close to the surface
- There is evidence of *calliopsis canker* which causes cankerous growths, significant sapping and decreased crown density.
- There is also evidence of White Pine Needle Borers

There are no suggested treatments for any of the above issues and the trees do not appear to be in danger from them.

White Pines with Bifurcated Trunks

Some of the white pines have two trunks This is caused by the white pine weevil nipping at the top growth of a young tree. Where the two trunks appear to be joined is a weak spot comprising bark rather than actual wood growth. These trees present some risk.

Mr. Gladders stated that he does not think the other white pines are at risk but that if conditions worsen such that one tree has to be taken down, he recommends removing all.

Ash Trees

Earlier this year we invited the ECA Woodlands and Wildlife Committee to visit SCH to assess what risk we might be facing from the Emerald Ash Borer. The good news is that we have only a few Ash saplings here and there. On the other hand, there are substantial stands of Ash on the west side of the lake which may require expensive mitigation efforts. [Note this section moved up ahead of "Large White Pine" Section]

Large White Pines

Trees located behind Units 38-46 have been the source of complaints of sap dripping on a deck and roof.

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- These trees are old and, from the ground, appear to be healthy
- What appears to be sap could well be due to an infestation of aphids or adelgids whose droppings (“honeydew”) can be mistaken for sap. It is very sweet and attracts yellow jackets and other insects attracted by sweets.
 - Confirmation of the infestation would need to be done by a licensed arborist and any necessary treatment requires a licensed applicator. Lee Stevens is checking later this month
- An owner inquired how much this is going to cost the association to climb the tree to find out if they have the problem. The owners of unit 40 want 2 trees taken down, they have sap coming on their deck, bugs in skylights so they can’t enjoy the deck.

There was a lengthy discussion regarding the trees and options.

The owner confirmed they have asked that the trees be removed at their expense.

An owner inquired if the aphid is a problem in the trees in the front of the unit. They are not.

An owner noted some of the pines may cause damage to the units and wondered if guide wires would help the trees. It was suggested that the Board ask the experts about the guide wires.

The Board is still working on unit 40’s request. An owner commented that they need to try to solve this problem for the owners.

Mr. Koester noted the trees give a great amount of shade; an abutting owner commented that it does give them a lot of shade. Kathy explained although it provides shade, other units are not affected by the debris issue.

Mr. Hooper confirmed the Board has asked Weathercheck to check units’ roof once a year to blow off the pine needles.

An owner commented that removal of the trees could result in more noise coming from Road Around the Lake.

The Board confirmed they will send out a notice following up on the issue after talking to Lee Stevens.

- Sept 10th inspection – The Board inspected the landscaping for trimming trees and siding replacement. To date Tony and Sean have handled a lot of the trimming and rot.
- Chimneys- are now an owner responsibility, we have had difficulty with scheduling group inspections. Effective 2022 burning season this will be an owner responsibility, let Belle Terre know this year if you have a wood burning appliance. An owner also stated that you could have a nest in the chimney so it is worth getting checked.

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- REMINDER – remember to change the batteries annually in your smoke and carbon monoxide detectors.
- Roof Replacement Program- This year the parking side of Units 42-44-46 were re-shingled. The small slope on Unit 46 will be finished on Monday, September 20 [weather permitting]. The deck side slopes on those units are tentatively scheduled for next year which would complete the re-roofing project. This program is funded from our Common Area Reserves. We are currently reserving common area funds at a rate of approximately \$25,200 per year, next year the annual Special Reserve Assessment will total \$11,760 / \$70 per month per unit.

TREASURER'S REPORT

Mr. Welsh reported the following:

This year's expenses are currently in line with the budget; however, we still have three more months.

Cash on hand at September 18, 2021 \$36,116

Common Area Reserve balance is approximately \$ 17,290

Operating Reserve balance is approximately \$ 8035

Staining reserve fund is \$6400

At this time, there are **no** delinquent owner(s).

In accordance with IRS Revenue Ruling 70-604, we request the following:

RESOLUTION OF SOUTH COVE HEIGHTS

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS REVENUE RULING 70-604

WHEREAS, the SOUTH COVE HEIGHTS 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 SCH Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments or common area reserves as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and will be made a part of the minutes of the meeting of the South Cove Heights Condominium Association.

- **2022 BUDGET** - The Board reviewed the proposed budget. Monthly fees are going up to \$410, the special is going to be \$70 per month versus a quarterly fee, therefore the new fee will be a total of \$480.00 monthly. Belle Terre is going to have a new system that will allow you to pay bills on line in the near future.

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- Terry noted that the winter maintenance increased due to staffing issues. An owner inquired if that includes decks. Terry confirmed decks are not a contract, the contract includes the snow removal on the walks and the plowing only.
- An owners inquired what the policy is for shoveling the decks. Terry confirmed that Association funding usually covers decks for one shoveling. The Board noted it is an owner's responsibility to keep decks free of ice and snow.
- Please remember to update Belle Terre if any of your contact information has changed. A lot of information goes out via email so be sure they have your current email address.
- Trash-Reminder – we now only have Monday pick-ups for rubbish.
- Website-Belle Terre's website has been up and running for several years now. We encourage you to visit it at belleterreus.com. you'll find updates, policies, resolutions and other information pertinent to our association. Belle Terre welcomes any suggestions for information you would like to see included.
- Insurance reminder – the association's deductible on the master policy is \$5,000 which is the responsibility of the unit owner where the damage occurs. Check with your own agent to be sure you have the home owner coverage you are comfortable with.
- Important - any improvement \$1,000 or more must be reported to Belle Terre as our insurance company requires notification to ensure coverage of owner improvements.
- Closing units- remember proper procedures for closing units. Remember to keep your exterior propane vents free of ice and snow to prevent malfunctions.
- General safety suggestions- keep fire extinguishers [check expiration date on your fire extinguishers] and flashlights in a convenient location in the event of an emergency. Annually check your smoke and carbon monoxide detectors.

ELECTION OF A DIRECTOR

Mr. Hooper noted that Jay Welsh's term expires this year. Mr. Welsh said that it has been his pleasure working with this Board but he would like to hand it over to someone else. The floor was open for nominations, a motion was made and seconded to nominate Dan O'Neill, he agreed he was willing to serve. There being no other nominations, the floor was closed to nominations. A motion was made and seconded, Mr. O'Neill was elected to serve a three-year term by a unanimous vote of the members.

NEW BUSINESS/OLD BUSINESS

New- the Board is currently working on a rental policy.

Tree Issue- a clarification on the trees, the board confirmed Lee Stevens is coming to look to see if there is anything we can do to help the problem. Brad Truex at the August 3rd meeting said that if the trees are within 30 feet of a structure, they can be removed without ECA approval. An owner asked if they could net the tree so it doesn't fall over her deck, they said it would be too high to do that. An owner asked about the root of the trees, what would happen if they kill the tree, will it create an erosion issue on the bank.

An owner asked about the labor shortage and if it would shift if they used different products such as Trex versus wood, yes, less labor; however, it would change the amount of funding needed to contribute into the reserves.

An owner thanked the Board and Terry for the back lawn and making it happen, and thanked Julie for making a plan for the landscaping between their units.

Mr. Quiros thanked the Board and said they are doing a tremendous job.

ADJOURNMENT

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

Respectfully Submitted,

Lori Pare, Recording Secretary