

Annual Meeting May 18, 2014

Board Members in Attendance: Ed Yutzler, Laurie Lunderville, Billy Page, Cherie Griggs

Maintenance: Carl Lunderville

Gary Faucher

Meeting call to order: 1:33

Laurie-Went over last year minutes just to do a recap

Motion to accept minutes from last annual meeting made by Toni G and seconded by Nancy Blanchard.

Treasures Report: Done by Cherie Griggs-see attached-accepted as read

Misc: Security in the park is a concern to several members. Police do not regularly patrol this property as it is private. Ed mentioned that is something that will be looked into. If you need the police immediately call 911.

Agenda: Annual Budget

Election of Officers: Alan Desilets- Running as New Director to the board. Carl Lunderville for Director/Maintenance. Laurie Lunderville-Secretary. Dawn P is stepping down for director as she has other things that take priority at this time. She has been a valued member of the board for many, many years and she has offered up her assistance should we need it. Raven has resigned from Legal Grievance and this responsibility will be transferred to the BoD for the time being. Ed Yutzler for President. Cherie has another year as treasurer.

Refinance of Co-op: Assessor's value of the park is 1.25 million. We are able to get a loan for about 75% of this figure as far as the re-fi goes. We will have more control over our monies. We will be saving at \$1000 per month on our mortgage. The refinance will give the co-op about \$450k to use towards infrastructure work in the park. (Per Gary Faucher balance of Mortgage balance if roughly around \$640K.) With saving from the Mortgage we will hopefully be able to get back to having a surplus at the end of year.

Water System Status/Update: Last year notices were sent regarding pollution from well number 2. Well was shut down for a time to correct the issue. We spent a large amount of time and money to address the issue. Mark Houghton has been our water go to guy for 5-6 years, he is also very creditable with DES. We are classified as a public water system therefore all issues are mandated by DES. We have finally been cleared by DES at a cost of about \$20k. There is currently an ultra violet light and a high micro water filter now in place. It has seemed to the trick for the time being. Largest cause of water pollution is due to decaying and rotting wood. The well is currently in an area surrounded by wet lands so this will continue to pose and issue and must be monitored. We have placed no trespassing signs

down at the ball field. Only compostable material may be put down at the ball field. We have put up two posts to prevent cars from driving down of the ball field. If you have brush that needs to be removed you can make arrangements with Mike to put it in his burn pile, or call DeCamp's to have it removed. This will be your financial responsibility as they are only being paid to pick up the 95 gallon cans they have supplied to us.

The computer monitor system as the pump house will automatically contact Mark.

Bulk storage tank and pressure vessel are well beyond their time. We are looking at ways to address this issue. Mark has recommended a CVMP system.

Proposed Capital Expenditures: When projects are being done to improve the Co-op expenses should come from Capital Expenditures, we do not want this to be presented into the budget. We would also like to liquidate one of our CD's to buy the new lawn tractor, complete the new mailbox enclosure and bus stop structure for the children in the park. The life of the John Deere tractor has come to an end. It is currently unsafe to use and is no longer reliable. Carl made a presentation to members to purchase a commercial grade mower. This mower will provide us with capacity to do the maintenance necessary around the park. Ed explained the difference between commercial grade and personal use. (Large difference in continuous hours used.)

***Motion to liquidate CD made by Jack Berquist to close out CD to purchase new lawn tractor and mailboxes, seconded by Billy Page. Vote taken and motion has passed.**

Ed would

Next budget year: Projected surplus for next year, if there is one it will be up to the members to decide what we will do with the additional funds if any. The surplus for this year will more than not likely not happen due to the extensive snow/road maintenance this past year.

Occupancy Agreements: We need members to work with us on getting new occupancy agreements in place. There are no tricks in the agreements. This is a template set up by Roc NH. We all need to have the same occupancy agreement in place. The office will be open at certain times to allow members to drop agreements off or ask questions should they have any. All members must have an updated current occupancy agreement in place.

3:47 Motion to adjourn made by Jack B, seconded by Ted Nutting, all in favor.