

Meeting Minutes

8-7-2012

Meeting called to order 6:37

In attendance: Cherie, Laurie, John, Billy, Ed, Dawn, Raven, Charlotte-Nick was not present

Minutes from last month meeting accepted with no omissions or corrections.

Cherie-Treasures report: copies give to board at the meeting

Ed-Discussion of picnic for 8-25-12-RSVPs has been sent out and he feels so far we have gotten a good response. Mike offered up a flatbed trailer for the band should it be needed. Tent has been purchased for \$200.00-it will be available for members of the co-op to use.

Membership-Ed stated that rent is being collected on all lots for the first time in almost 7 years. 21st Century has paid up all back rent on lot 58 and paying rent monthly.

Lot #26-Not sure what is going with Vice President Nick M at this time? Ed to try and reach him to find out if he needs to be replaced on the board-lot rent is not being paid on the home.

Lot #14-working home owners to get moved in.

Lot #12-Tenants will be moving in very soon.

Lot #11-Frenchie B will not be coming back. Property has been turned over to the state for liquidation.

Lot #52-Frank Burns to moving into this home. Has been approved by the park

Lot #31-Bill Elam has moved into this lot.

Ed stated that we currently have a waiting list about 3-5 people deep inquiring on living in the park.

Old Business:

Septic pumping is done. Some holes still need to be filled in and smoothed out. John to bring dirt to fill in holes that are not filled all the way. Ed stated letters will be sent concerning improper disposal of waste into septic tanks.

Park now has a chain saw. 20" husqvarna. Some safety gears has been purchased and more to come. Chaps, hat etc. Not just anyone will be able to use-Need to have knowledge and be able to show you are responsible user.

Mike has Okayed clean up of trees and shrubs on the backside of the playground. Ground is eroding and trees are starting to lean over. Basketball hoops will be coming down due to misuse and age. Clean up will done on a volunteer basis.

Skip has been hired to clean up around pump house only.

Figures for pads etc for Ted Nutting's house came in at \$6100.00. Lot #14 came in at \$9600 for site prep/pad. Septic and leach field came in at \$5860.00, paid from reserve. Lot #13 renovations came in at \$3400.00; stairs were \$450.00 for a total of \$3850.00 paid from reserve.

Joanne Fillion has agreed to liquidate one of the CD's from Capital Reserve. Did not need member approval..\$6100.00 and \$9600 will used to cover the cost of the pads for Ted Nutting and Lot #14. Funds will go into Lake Sunapee checking account.

John to take down three apple trees from lot #58 and work with saving trees on lot #55.

Lot rent increase has taken effect as of August 1, 2012. Ed has mentioned that in the bi-laws non-member park rent is said to be \$150 more than member rent. Right now Lot #25 is only paying \$280.00 per month in park rent-occupancy agreement expired in 2010, however due to rent being paid on time there has not been any discussing in renewing/updating it. Talk of increasing it by \$30 has been discussed...if there are issues the park lawyer will need to draw up paperwork.

Per park insurance company-no trampolines of any kind are allowed in the park. Talk of swimming pools; however the park has discretion as the set up/safety of a pool, fencing and covers etc.

Insurance rate at this time would be a \$600 monthly premium per pool. Ed is expecting updated paperwork. This is not a feasible amount for the park to pay.

Jason's house (lot 4 or 5?) the tree still needs to be removed. Trailer is pitched due to the tree. Ed to speak with Mike in regards to it being removed. Because of liability issues this would not be something done by a member of the park.

New Business:

Raven has set up password book and each of us will have access to a folder on the park computer. There is no access to the maintenance folder at this time. Nancy has paperwork at her home that needs to be recovered.

Charlestown Fire Department has inquired on use of the ball field for use by DART. They would be responsible for clearing all debris and making it safe. Dawn spoke of the area being gated of on the highway 12 side with the Fire Department being responsible for the key. Concerns were raised regarding traffic through he park should this take place and safety of children that may be playing in the area. It is all still under discussion no commitments has been made at this time.

Meeting adjourned at 8:02

Next meeting Tuesday September 4th at 6:30 pm.