

Board Meeting Minutes

9-4-12

Present: Nick, Cherie, Ed, Laurie, Billy, Gary, Bob Duncan, Nancy

Called to order: 6:37 pm-Last month's minutes accepted without omissions – Nick mentioned correction to his lot number from #26 to #27

Cherie-No Treasurer's report

Ed-Pads for homes very expensive and cause a one-time bump in costs being expended-Joanne has agreed to release funds to cover cost of cement pads and landscaping done at the hall out of Capital Funds vs. Operating acct.

Budget is funded with real time money, however with permission from Joanne to use Capital funds there should not be a need to have a rent increase.

Ed-Maintenance-Septic pumping has been completed. Letter was received from Tom's indicating problems with a few septic systems. Raven and Nancy will be asked by Ed to work on getting a notice out to Coop on how to manage septic systems properly. We should not be putting certain things in the septic tanks, such as baby wipes and too much toilet paper.

The work being done around the playground seems to have caused some confusion as to why it is being done. There is a lot of erosion in this area and it may cause trees to fall into onto the ball field due to root rot. This could threaten power lines and the generator should this happen. We are waiting to hear from Mike in regards to leveling the area out. We may possibly look into getting some recreational games such as Volley Ball or Badminton set for park use and BBQ pits. All work on this project has been Volunteer based to date.

Skip has completed the work around the pump house.

Trees on lot #58 still need to be addressed.

Immanuel Insurance has provided information in regards to pools in the park. Each home owner would need to have the pool covered under their own insurance and would more than likely cause a premium increase to the home owner. We are currently allowed pools at 4' wide and 8", and they must be empty every night. A community pool would cost the part an additional \$700-\$800 in annual premium costs and \$23 in premiums per house per pool. The NO POOL rule will stand at this time.

We have been given permission to show the home on Lot #58.

New Business:

Gary F: At this time it is looking more favorable to refinance, however he is not sure it would be wise to consolidate the DES loan for the water project. Nick mentioned that we are paying \$300 a month admin fee on this loan however at this time it is unclear why. It comes to \$3700 a year in admin fees. At this time the interest on this loan is charged in full, and for every payment we make 50% of the amount being applied towards the Principle is forgiven. Nick believes about \$80 goes towards the Principle so we are only saving about \$40 a month.

NHHFA loan is at 7.1 percent-Gary could not find a Pre-Payment penalty for early pay off. Ed is going to look into this. Ed mentioned that the \$120k with NHHFA in replacement reserves would come back to us, however we would more than likely need to keep this in replacement reserves should we find a new lender.

Gary mentioned looking into Claremont Savings, Connecticut River Bank, Meredith Village Savings and Loan and Northway Bank. We could also look into Laconia Savings or Lake Sunapee Bank.

We currently have our Operating Account with Laconia Savings so it may be worth the time to look into.

Gary to see if ROC USA is working with anyone National that would be willing to lend funding. He will work on getting us a Letter Template to use and will get it to us as soon as he can.

Cherie to get bank contact and loan officer information list of banks provided. Gary provided us with the name of Gracie Cilley at Meredith Village Savings Bank.

If a bank is found that will be willing to refinance for us, membership approval will be necessary.

Ed-Issues with loitering around the mailboxes. Signs that were posted were torn up and written on. New signs will be posted explaining rules on vandalism/destruction of private property. This is grounds for expulsion. (3.10 park rules, 634.2 RSA) Ed to speak with Carl about possibly making and enclosed bulletin board.

No Trespassing/ Public Water Supply to be going up with 200ft radius of wells.

Social: Best turnout @ last 2 yearly events. They would like to do one large park event once a year and continue to do something for children in the park. Will do the Halloween festivities at the hall again this year and possibly do a movie night.

Charlestown Police to help set-up a neighborhood watch within the park.

#63 Robert Watson will be moving in at the end of September.

EXECUTIVE SESSION.....

Next meeting will be Tuesday October 2nd @ 6:30.

