

HVPOA Annual Meeting Saturday, August 31, 2024

Board Members in attendance: Judy Leeds, Kathy Sousa, Ed Larocque, Gail McDonnell, Pam Whelton, Ed Davis, Kate Wilson, Tom Rooney, Joyce Rooney, David Smith, Dave Silen, Ted Sayce, Scott Ducharme, David Sharp

A list of members in attendance is attached to this email.

Helen Wilson, Carol Earle, and Pam Wilcox attended through Zoom.

Judy began the meeting at 10:05am and welcomed our new board members and thanked them for their time and energy, in addition to everyone else in attendance.

- First beach situation – There is a rental property outside HV in which the renter was told they could use our beaches. The renter was approached and informed that the beach is private to HV.
 - We confirmed who the property owner is and sent them a certified letter asking them to stop promoting HV as part of amenities and to change their Airbnb posting.
 - At the time of this meeting we hadn't heard a response from owner and still need to check Airbnb posting to see if it has been updated. (It was confirmed after the meeting that the Airbnb posting no longer promoted the HV beaches as an amenity to its renters)
 - The property is not part of HV; Property owners, HV property renters and guests CAN use HV amenities
 - Properties on the left side of Beech Pond are part of HV and they pay dues, properties on the right side of Beech Pond do not.
- New meeting process
 - Open up discussion to the BOD, when closed to BOD it will open to members
 - Trial run today and see how it goes

Committee Reports/ New Business

- **Recreation Report – Gail McDonnell**
 - 2024 Annual Picnic
 - The Annual Picnic went very well. We had between 140-150 attendees. Everyone enjoyed themselves, there was plenty of food, kids (24) and adults enjoyed the games.
 - Budgeted \$2500, spent \$1800
 - We might need to buy new tent, one was lost in the storm the night before the picnic.

- Thank you to volunteers the night before and day of/ after
 - Marina
 - We have called Raise-A-Dock 2x to make repairs. Low water levels have caused tension on front section and they needed repair. Raise-A-Dock was very helpful.
 - Cost is \$848 to date
 - Boats should be coming out Columbus Day weekend (10/12-13)
 - Q – Last year discussed security cameras because of damage done to the marinas. This year there were thefts.
 - We would need someone to install the cameras. If there was internet available by the Marina we could review any security video.
 - Only damage this year is connector damage
 - A paddle boat was stolen, and reported to police, other things stolen too
 - Q – Is the house next to public boat launch part of HV and can we put a camera there?
 - Yes, can possibly put a camera there but we should be careful about putting a camera outside of association property. We should start with the marina, but other spots should be done by owner alone if they want it. Call the police every time something happens, the police have a running report of what's happening. Tuftonboro police did follow up with trespassers using beach launch but don't put yourself at a risk of danger.
- **Roads Report – Ted Sayce**
 - Summer maintenance is ongoing, particularly ditch line repair work due to heavy rain, past few weeks 10" of rain accumulating a couple inches at a time.
 - Portable speed bumps will be (were) removed after Labor day
 - Work was completed on lower Valley Road – pavement stopped at end of driveway and wanted more. Ted measured the driveway entrance, it has 10' of road extending past their driveway. End of that road was graded and extra gravel graded.
 - Dead End sign posted at beginning of that road per request of resident
 - Certain roads posted for no truck use – A lot of heavy trucks have been using roads due to increased construction. Signs were posted in an effort to reduce damage to the roads.
 - Fall maintenance starting soon on roads.

- Q – Where was 20’ of gravel added? Valley Road loop continues down small hill beyond Endres house. Driveway is on the pavement, and over years they’ve wanted the road paved.
- David Sharp cautioned the BOD on paper roads – Some residents believe that we have an obligation to build, pave, and maintain paper roads created by the original developer. We need to be careful about Association activities on paper roads that may imply that the HVPOA is responsible for these paper road. The HVPOA should not accept these roads and create a future maintenance burden.
- What are paper roads and do we take requests from owners?
 - No; A paper road is on a subdivision development plan, roads are shown on a map but are not finished. It was the developer’s job to put in the road, but the developer didn’t finish the road.
 - Burden of proof is on the owner, the owner should incur the cost to do what needs to be done, it should not be on the association to incur costs.
 - Until we are presented with documentation on a situation like this, we will evaluate. We should have a plan for when buyers/ developers are coming in saying they will develop a road, and they should be developed to our standards.
- **David Smith – Village District**
 - Ten inches of rain combined with feed from springs in pond has filled the pond to acceptable/ standard levels. At the time of this meeting it was flowing over top of the dam. River is full, fish are happy and all is good.
 - Team in place is very good for a volunteer organization. Everyone is dedicated to and understands how important it is. Matt has taken care of all paperwork associated and brought it all back online. Local scientist wants to improve how we manage our system. First 7” of rain contributed 7” of growth to the pond and made it close to full. Next 3” of rain added 5” to the pond which affected the boards. Ted will manage system under extreme circumstances and will have advance warning on how to do so. Conclusion: we should be proud of the system now in place.
- **Emergency road to the dam - Gail McDonnell**
 - Everyone in HV should have received notice of the meeting to discuss this issue. It was asked to turn it into an emergency road. People on that road have maintained it but asked us to contribute \$1,000 to maintain it.

Contribution would be included in town tax bill which would affect 22 people (\$5 or \$6 annually). HV is part of the district. This will be voted on next June.

- **Treasurer's Report - Dave Sharp**

- Preliminary financial results for the fiscal year ending June 30, 2024 were presented at the Annual meeting. The June bank statement has now been reconciled and the final numbers for this fiscal year have now been submitted. The following summarizes some key results:

- Total revenues - \$121,714
- Surplus - \$17,263
- Cash balance \$161,330

\$61,330 in Citizens Bank checking and MMA

\$100,000 in Meredith Village Savings Bank – CD maturing in January 2025

Details provided in Treasurer's Report

If anyone has questions on the financials, please email Dave Sharp at hvpoa.treasurer@verizon.net.

- Current Fiscal Year
 - 2 months in, began July 1 - Expenses to date include the money spent on the Annual picnic, spring clean-up, etc. Most of the costs for the current fiscal year have yet to be spent at this time.
- Collections
 - Doing well with collections. We billed early with the new accounting system (early June) and collected \$32K before the year began on July 1. As of yesterday, billed approximately \$115,000. \$26,500 remains to be collected and the expectation is that most of this will be paid by September 30. Approximately \$16,000 remains due from prior fiscal years. All of these claims have been won in small claims court and liens have been filed.
 - There is a September 20 court date for one property owner to force a payment plan. The judge will determine what the creditor can afford and set the monthly payment accordingly.. Our Lawyer asked if someone can be there to negotiate a payment or settlement. This particular account owes approximately \$2,500.
 - At the end of August we held \$213K in our various bank accounts.
- Conversion to QuickBooks Online

- Close to 100% complete. Finance charges are being assessed prematurely. If a member receives a bill with finance charges assessed, please contact Dave Sharp. The upgrade to QuickBooks Online is going well with some issues to be researched and training to be completed.
 - A good feature of the new system is that credit card payment links are imbedded in each invoice. Payments received via credit card are posted automatically. This reduces potential posting errors and reduces time spent manually posting receipts. In addition, two additional users are authorized to have access to our QuickBooks account for greater transparency.
 - Insurance renewals are in process. General liability policy – premiums are flat, no change year over year
 - Still to come – workers comp policy, directors and officers policy renewals.
 - This week invoice reminders are going out for current year dues.
 - Thank you to Pam Whelton for retrieving checks from our PO Box and handling our bank deposits.
- Briefly met with Bylaws member – committee would like to speak w/ attorney about what they are working on and ask if they are approaching this correctly.
 - Advised to ask BOD if we want to spend money to do that – assuming would be similar to ~\$250/hr for collection work for collections lawyer
 - Kate Wilson – doesn't want to go down roads they shouldn't be, preliminary feedback on what priorities should be before going too far;
 - Tom Rooney – should committee bring topics up before the board before bringing up with a lawyer?
 - Q – Should we extend the deadline for the bylaw completion/ update? This would allow more people to be informed of potential changes. Feedback would be good and appreciated from the members.
 - A motion was made by Ed Davis to allow the committee to spend up to \$1,500 working with a lawyer, Dave seconds, BOD all votes in favor. Dave will ask if current lawyer can advise on something like this.
 - Q - Would there be a voting quorum at the next meeting? Bylaws reads 2/3 of the members present or by proxy and requires that vote takes place at an annual meeting or a special meeting.
- **BOD Voting Results – Tom Rooney**

- The new voting process was implemented this year that went well. For 1st time, there were more candidates than positions, so some didn't make the cut. The results were announced but no vote tally was given.
- Thought BOD approved what the committee recommended. There are no laws that require the tally to be public. Committee was trying to build community vs create more divide.
- Idea was given that if counts are asked for, then they can be given.
- David Sharp made a motion that votes be published and was seconded
- A vote was taken on this issue:
 - Yay 8
 - Nay 6
- Tally will be published in meeting minutes.

- **New Construction – Gail McDonnell**

- Bylaw #10 – Each dwelling should be completed within one year of commencement of construction.
- Currently 19 being cleared or in process.
- One year should start when property is cleared, at end of that year dues should increase to \$750 as it is now a property.
- Bylaws say a home is charged for a home, a lot is charged for a lot. Bylaws are cloudy, ask is being made to make this clear.
- Proposed by Ted/ Scott – once you get any type of permit (driveway, septic, building, etc), you should be charged the home rate. New builders are stopping at the driveway step and using amenities within the association.
- Enforcement of builders coming before 8 is more difficult. Can we post this rule at the entrances?
- Ted has talked with contractors, and tried to relay this rule. Next he calls general contractor to share rules and regulations. Can we remove the “if possible” from the 8am rule. 71 HV Drive and construction on Valley Road has been given exemption to the 8am rule.
- We will discuss this topic further at the next meeting. This will be included in the next meeting in old business.
- If there are concerns about construction, please direct complaints at hiddevallyassociation@gmail.com.

- **Hidden Valley Sign Lights – Gail McDonnell**

- Many improvements are needed to the sign. The existing sign will be demoed and rewired and provide new lighting with LEDs with dusk to dawn sensor, no labor costs and will be \$275.
- Costs to homeowner sourcing the electricity will be less and work does not affect homeowner.
- Motion made to approve spend, and seconded, and vote was unanimous.

- **Miscellaneous Topics**
 - Ted – new socks needed for the beach. Could be applied to Miscellaneous Recreation budget.
 - Bill Tufts – Ted has been very responsive to all observations made to him and has gone out of his way to address discrepancies. Do we have the ability to legally enforce this item? Let's not waste our time if we don't.
 - Pam Whelton – Ted has been a big help and made it a better place. Concerns should be submitted to Board, not Ted.
 - Tom Rooney – what can we do about HV website to make sure its updated? Web manager is hard to access all the time but we can address. Webmaster has sole control of the website. BOD member has offered to assist but alignment hasn't been finalized.
 - Old Business for next meeting: Address the website updates, charging for Marina use.

Meeting adjourned at 12:40.