

Hidden Valley Home Owners Association
Board of Directors Meeting Minutes

January 28, 2017
Tuftonboro Town House

Meeting began at 9:10 AM

Board Members present - David Sharp, Janice Michaud, Ron McCracken, Ed Davis, Jim Minieri, Bob Shockley, Dottie Endres

Board Members absent – David Smith, Chuck Wilcox, Rex Hawley, Pam Whelton

Guests: Geoff Blackett, Eedee Dopp, Joanne Crowe, Cheryl Minieri, Tom MacPhail, Kathy MacPhail, Ted Newman, Ian Ladd, Jamie Ladd, Bill Endres, Tara Kelley, and RJ Phipps

Agenda Overview---Having no HVPOA President, or Vice-President, David Sharp, our Treasurer led the meeting by going over the agenda items he sent out via email prior to our meeting. There being a quorum of board members, it was determined that board meetings would be led by Dave Sharp until the Annual Meeting in July when a new president will be elected.

Discussion of Dues Increase----Dave had several handouts to distribute to provide information about previous spending from 2000 through 2016, and a forecast projection in years 2018-2028. The forecast included 3 scenarios reflecting no dues increase, a dues increase to \$700/\$350 and a dues increase to \$750/\$375. In addition, a schedule was provided that showed inflation-adjusted dues this year would be \$613/\$306 based on US Department of Labor published inflation rates.

In regards to a dues increase, Dave feels if we do not increase the dues in 2017, there will be no money available to do the improvements for our 1st Beach project. Further, if we put off an increase for a year or two, the improvements to 1st Beach will be years away. As of the meeting date, a permit for 1st Beach improvement has not been procured, thus, the project completion will be more than a year away. It was also mentioned that the project may be more expensive than the 2nd Beach project due to a need to provide boat access at 1st Beach.

A suggestion that the dues not be increased because our homeowners will be paying even more money for water in the coming year in addition to the additional money they are paying for the dam project. Dave responded to this by commenting that our Board should not determine our dues solely on the costs of other household expenses over which we have no control. Another comment was made that if our dues rate does not increase, property values may decline if common areas are not adequately maintained and improved over time.

A question was raised whether to increase the dues to \$750 all at once, or to raise it at a gradual rate. A proposal was discussed to raise the dues to \$625 in 2017 and to \$750 in 2018. Some suggested that they should pay the same as home owners. Others felt that they should pay half as they have been doing for several years. The reasoning for the lower rate is that land owners do not require the same services as home owners, i.e. use of roads, beaches, tennis courts, marina, etc. This was countered with the comment that land owners have the right to use all common areas.

Dave believes it would be fiscally irresponsible not to raise the dues in 2017 because we would not be keeping up with the rate of inflation. This has been the problem historically which is why we are in the current situation.

Another point made was that with enough funds in the treasury, we will be able to complete necessary improvement projects that will increase property values for everyone.

Dave stated that if the dues is raised to \$650, this will keep us below the rate of inflation. He recommends that we increase \$125 each year over the next two years.

A motion was made to keep parity the same for lot and home owners, i.e. lot owners pay 50% of the home owners' association fees. The motion was seconded and a majority of the Board Members voted to approve.

Dave then made a motion to recommend a \$125 increase for year one and another \$125 increase in year two for home owners. This would mean that in 2017, the dues would be \$625 for homeowners and \$312.50 for lot owners, and in 2018, homeowners would pay \$750/year and lot owners would pay \$375/year. The motion was seconded and a majority of the Board Members voted to approve. Based on the Board's approval of this recommended dues increase, Dave Sharp will form a sub-group to prepare for the official vote, which will require approval at the Annual Meeting in July.

Board members voting via the internet--- Dave Sharp brought up a question regarding the possibility of the need for the Board to vote on an issue outside of a regularly scheduled Board meeting. During November, an issue regarding what should be done about an alleged failure of one or more septic systems on Lower Beech Pond. While the lake was low, it was suggested that the Board spend money to have a company bring dogs that are trained to identify the location of the problem. The Board attempted to carry out a vote via email and it became evident that a more formal procedure should be established to ensure all board members had a reasonable amount of time to assess the issue.

Dave suggested the following procedure be used when a Board vote is required outside of a physical Board meeting. He suggested that the procedure mirror the voting procedure at a regular meeting:

- A motion should be presented to all members of the board
- A second to the motion is then required from a second Board member
- Members must have a minimum of 5 days to assess the proposal and submit their vote
- A quorum of 50% of the board members must have voted for a motion to pass.
- The general membership should be made aware of the internet vote to keep them informed as their right to know.
- Membership will be copied by email when the vote is completed

Board members agreed that this procedure should be given more thought. However, the above procedures may be used as a guideline if a similar voting requirement arises in the future.

Credit card payment of association fees--- Dave Sharp will do some research on the feasibility of HVPOA members paying their dues with a credit card. Credit card transactions would cost the Association approximately 3% in processing fees. A discussion ensued as to whether the Association should absorb this

cost or if a “convenience fee” could be charged to those members who wish to pay by credit card. Dave will do more research and report back to the board at the next meeting.

Reports on 1st and 2nd Beaches, the marina and other recreation business---There was no report on the 1st Beach improvements other than the group met and the permit application has not yet been completed. 2nd Beach is mostly completed. A snow fence was installed to prevent snowmobiles from riding onto the pond over the newly renovated beach. The railings have also been installed. A pathway to the pond to the left of 2nd Beach has been constructed to allow snowmobiles and sleds to access the pond.

There was a question about access to the pond by snowmobiles. Some members complained that the high snow banks prohibit snowmobiles from getting onto the pond at either beach. Ron McCracken stated that he would talk to our snow removal company and request that they clear a path to allow for easier access.

Dam reconstruction project---the dam is complete. There are some great photos of the work in progress on our HVPOA website. Members are encouraged to visit the site at <http://lowerbeachpond.com/>. Thanks to Joanne Crowe for all the time and effort she has put into keeping us informed.

Environmental Committee---Jim Minieri has decided to step down as chairman of the Environmental Committee as of the Annual Meeting in 2017. He has done an exemplary job on this for many years, and he was thanked for his work. Geoff Blackett has agreed to take over the chairman position when Jim retires. Joanne Crowe stated that we have received the reports on the water studies, and will post the report on the website.

Regarding the fish study that was done in August 2016, the results indicated that there is no problem at this time. Joanne will post the results online.

Failing leach field(s)---At least one home on Hidden Valley Drive on the pond appears to have a failing leach field, i.e. strong septic smell detected by one of our members as well as dam construction workers. We have alerted the Tuftonboro Board of Health regarding the matter. If we see that nothing has been done, we may have to press the issue with the town, as it is their responsibility to see that septic systems are not a threat to the health of residents.

Pond Access on Brown Road (next to the bridge) ---A discussion was held about the apparent removal of several large boulders on property owned by a member of the Association. These boulders had been installed by the member to prevent boat launches from this private property into Lower Beach Pond. The Board determined that this was a private issue between the property owner, the Town of Tuftonboro and whoever may have illegally damaged private property. The Board agreed to continue to monitor the situation but to take no action at this time.

If anyone has any questions regarding the website or other HVPOA business, please contact hiddenvalleyassociation@gmail.com.

HVPOA Board Meeting Schedule: Saturdays at the Tuftonboro Town House at 9:00 AM

March 25, 2017

June 3, 2017

June 24, 2017

August 26, 2017

HVPOA Annual Meeting:

Saturday, July 1, 2017 10:00 AM at Tuftonboro Town House

HVPOA Annual Picnic:

Saturday, August 12, 2017 (Rain date: Sunday, August 13, 2017) at 12:00 PM at First Beach

Meeting adjourned at 11:10 AM.

Respectfully submitted by Janice Michaud, HVPOA Secretary