

Sat, August 23, 2014
HVPOA Board Meeting
9AM @ Tuftonboro Library

Board Members present - David Smith, David Sharp, Ron McCracken, Chuck Wilcox, Jerry Wilson, Ed Davis, Janice Michaud
Guests – Eedee Dopp, Mark Evitts

The minutes of the July 5, 2013 Board Mtg., were approved by the Board.

David Sharp – Treasurer

Please see Finance Report in a separate attachment.

Ron McCracken - Road Chair

This year we will be paving the last section of Hidden Valley Dr. from #49 to #72. The paving company will be removing approximately 40 rocks from the roadway prior to paving.

Our paving contractor this year is Perm-A-Pave. They can be reached at 603-447-5895. If any homeowners are considering paving work, this may be an opportune time to get estimates. Perm-A-Pave will have all their equipment here in the valley and there may be some economies of scale. Also, for anyone who wants their driveway flared or rocks removed, this would be a good time to make those arrangements.

We have not set a specific date for paving but are hoping to pave in early September. If you are interested, please make arrangements with Perm-A-Pave in advance.

I'm sure that you have noticed that NHEC has been clearing their right of way for the electric lines. This has produced an abundance of 'slash', branches, leaves, and other debris that will tend to clog our gutters and culverts. As a reminder, homeowners are responsible for their driveway culverts. PLEASE clean them out, especially the intake side before you leave for the winter.

Jim Minieri – Environmental Chair

Current Year Chemical and Biological Sampling Events:

- 06/18/14 Jim Minieri, Mark Evitts, Eedee Dopp, Rex Hawley, Jerry Wilson and Tom Kennedy collected water samples from Deep Spot, Inlet, Outlet, First Beach and Second Beach for evaluation. Mark Evitts provided the boat; Eedee Dopp got the equipment from Concord, and Jim Minieri returned samples and equipment to Concord.
- 07/18/14 VLAP Biologist M. Stanton, Jim Minieri, Mark Evitts, Eedee Dopp, Rex Hawley and Jerry Wilson collected water samples; Mark Evitts boat. The VLAP Biologist M.

Stanton delivered the equipment and samples; also performed DO and Plankton testing at the Deep Spot.

- 08/11/14 Jim Minieri, Mark Evitts, Rex Hawley and Jerry Wilson collected water samples. Mark Evitts boat. Jim Minieri got the equipment from Concord and Rex Hawley delivered the equipment and samples to Concord.

Chemical and Biological Data:

- So far we have received only partial data back from the labs and there were no major changes noted. See the attached data sheets for those results. The complete reports will come back from VLAP later this year. A full report will be made then.

Weed Watches:

- 08/12/14 Jim Minieri kayaked around the perimeter of the pond and did not find any unusual weed activity. Note: there might be some additional reports coming to me later this summer.

The board members expressed its appreciation to Jim and his committee for their diligence in watching for unusual weeds and use of fertilizers near the shore.

Chuck Wilcox – Recreation Chair

Much discussion took place regarding two recreation issues. The first item addressed the necessity of maintenance of the tennis courts in order to protect our investment made in them.

The following is a report sent to the HVPOA Board from Mark Evitts:

From: Mark Evitts

To: HVPOA Board of Directors

Date: 8/19/14

RE: HVPOA Tennis Courts Proposal

Overview: The Association's tennis courts are in disrepair. After being professionally constructed approximately 12-15 years ago, there has been little, if any, annual maintenance done to protect the Association's initial investment of +/- \$50,000 and maximize player enjoyment. I brought this situation to Chuck Wilcox's attention at the annual picnic and he suggested I solicit quotes from qualified contractors and bring them to this Saturday's Board Meeting for discussion. He also asked that I contact Bob Shockley for advice since Bob oversaw the construction of the courts. I corresponded with Bob (see email on page 3 of this report) and he pointed me in the direction of Lineberry Tennis, the firm that constructed the Association's courts.

The problems the courts have are as follows:

- 1) There are hundreds of small pock marks on the courts where the sealant has broken down and water is permeating into the asphalt. The freeze/thaw cycle will continue to degrade the courts and increase the costs to repair over time;
- 2) There is heavy mold, algae and tree sap on the surface of the courts;
- 3) The trees outside of the courts have grown up and into the fencing. Recommended tree clearance around the court perimeter fence is 10-12 feet so roots don't break the asphalt surface, sap doesn't fall onto the courts and access to balls hit over the fence is possible. Presently, there is significant tree growth surrounding the outside of the courts.

Summary of proposals: In addition to Lineberry Tennis in Henniker, New Hampshire I contacted Tennis Courts of New Hampshire in Gilford, New Hampshire for a second proposal. The two proposals are attached to this memo (pages 4-9). I also asked both contractors to quote the installation of a practice board which is standard equipment for tennis courts. Over and above these expenses, we will need to have tree work done around the perimeter of the courts. I solicited a bid from Dan Libby at Libby Tree for a proposal and I expect to have a firm quote from him by Saturday's meeting. I didn't pursue additional bids for tree work since my personal experience with Dan Libby is that he is typically 25-40% lower than his competitors. I used a \$2,500 estimate for tree work in my analysis below. Finally, we will need access to water so the selected contractor can power wash the courts prior to resurfacing. I plan to ask Gerry Wilson if we can use water from his house and then pay his quarterly water bill above the water company's \$135.00 flat fee. I have estimated \$100 for water cost.

Below is a comparison of anticipated expenses for the two contractors, the estimated tree work, water and a \$1,000 contingency for unforeseen costs.

	<u>Lineberry Tennis</u>	<u>Tennis Courts of N.H.</u>
Labor & Materials	\$8,800	\$11,935
Practice Board	\$2,000	\$3,250
Posts	\$ 800	N/A- Included Above
Estimated Tree Work	\$2,500	\$2,500
Estimated Water Usage	\$ 100	\$100
Unforeseen Contingency	<u>\$1,000</u>	<u>\$1,000</u>
Grand Total	<u>\$15,200</u>	<u>\$18,785</u>

Do we really need to do this work? Are these costs in line? YES to both questions! According to my research, asphalt courts should be resurfaced every 5-6 years. We haven't done maintenance in 12-15 years. Our situation is further exacerbated by the difficult winter weather we experience in Hidden Valley. As far as costs, I feel both bids are reasonable, especially in light of the poor condition of the courts. Average asphalt tennis court resurfacing runs \$4,000 - \$8,000. Hidden Valley has two courts and again they have never been resurfaced.

Recommendation: I recommend we move forward this fall with Lineberry Tennis and the related tree and water expenses outlined above. Lineberry's proposal is the most competitive and we have had previous positive experience with this contractor. I am free to discuss any questions or concerns before the meeting at 617-312-7083 or I can be contacted via this email address.

The tennis court project will be proposed to be done in the 2015. The Board voted to spend up to \$800 for the purpose of clearing and trimming the trees around the tennis courts.

The second item involved the completion of the docks at the marina and improving the access to it. Chuck stated that he has had five contractors come to take a look at the access to make recommendations and to send him a quote for the work to be done. He has not heard from any of them. He is ready to make the purchase of the docks and to have them installed in the spring of 2015. By doing this, he can lock in a price now. The Board voted to go with Chuck's recommendation and to spend \$34,000.00 which has already been appropriated for the project. The access to the marina will take place when we have received and accepted a bid for that part of the marina project.

Chuck reported that there were between 150 to 175 people who attended the Annual Picnic on August 9th. He said there was plenty of assistance with everything. The games were great. For next year's raffle gift certificates we will need a non-profit letter when asking for donations from area businesses. We do not need a non-profit tax ID, but just a letter stating that the raffle is non-profit, and that the raffle tickets are free to participants.

Chuck mentioned that somebody removed the sandbags at 2nd beach, emptying the contents onto the beach. He also stated that we have gone through three combination locks to the tennis courts.

Regarding the canoe/kayak racks, there are many slots that have been taken by people who have not been assigned to them. Chuck asked permission to cut the cables of those canoes/kayaks that have been placed in incorrect slots, and do not have the proper sticker on them. The Board decided that a sign should be put up with a warning about inappropriate use of the canoe/kayak racks stating that those without a sticker matching the number on the rack will be removed. Further action may be taken after a fair warning has been issued.

Next year's meeting dates:

Saturday, June 6, 2015 – Board Meeting

Saturday, June 27, 2015 – Board Meeting

Sunday, July 5, 2015 – HVPOA Annual Meeting

Saturday, August 29, 2015 – Board Meeting

Meeting was adjourned at 11:10 AM.

Prepared by Janice Michaud
Secretary HVPOA