

Annual Meeting May 17, 2015

In attendance on the Board: Ed Yutzler, Rich Bigalow, Carl Lunderville, Laurie Lunderville, Cherie Griggs (Bill Page will be absent)

Social/Membership: Charlotte Yutzler

Meeting called to Order 1PM

Motion made to accept minutes from Last year made Carl Lunderville and seconded by Dawn P. All in favor.

Cel questioned amount of Cd that was cashed in, to Ed's best recollection it was about 22K. I did not have the amount in minutes from last year.

Treasures report read by Cherie Griggs: See Attached (dates on report are due to the time from that Hodges reports back to us on accounts)

Net savings of over \$3000 due to refinancing with Claremont Saving and trash removal. \$3200 is being put into reserve account as a result of this savings.

1: Annual Budget: \$217,528.00—\$1172.00(surplus at end of the year not including the3200.00 listed about.) Motion to accept the budget made by Roger seconded by Nancy B. All in favor and motion accepted.

2: Election of Officers: No additional persons have asked to be put on the ballot, however ballots need to read to be sure of no write ins.

3: Fanny May Resolution: 2013 when rules and by laws were amended to include Fanny Mae it did not have the Federal terminology required. We now have a resolution for Fanny May and are asking that we are allowed to amend the wording of the by-laws without changing the meaning to include Federal wording.

Motion made by Toni G and seconded by Nancy to accept the changes to the By-Laws and resolution will be signed. Next steps once resolution is signed is to send letter to attorney with required documentation. May take a couple of months to have it completed and final.

Rich from ROC NH explained the benefits of loans with them...

4: Water System Status: Well number 2 is still offline. There are some contaminates in the water that have peaked the interest of DES. At this time the ultra violet light that was put into place is being effected as it is being contaminated and therefore keeps shutting off. Well number two has been an issue since 1992, bulk tank is also becoming a issue and will hopefully be repaired. The issue is being treated as an emergency and the pumping system will be replaced. At this time we have no choice to replace and repair. DES has mandated the upgrades. The cost of repairs are going to be about 68K

without replacing the bulk storage tank. If this tank needs to be replaced then the cost will be at least 40K more not including installation. There will be a large tanker truck coming in to supply water as the upgrade is being done. As information comes in it will be passed along to the members of the Co-op.

Discussion brought up about possibly replacing well number two. If and when we need to, it has to be approved by DES and they will be the ones to spot where the well goes.

5: Expenditures: List above, one issue is well number two. Operations share is money that comes in from members, and this is the money that goes out to cover or monthly costs. Other expenses include, trash, sewer, street lights, snow removal etc. If trash rules are not followed the cost of trash will go up. If you call Decamp and make arrangement to pick up extra items they will do so and bill you not the park.

Spoke about volunteering and that a waiver can be signed. When you volunteer you are doing so at your own risk. Also follow dig safe rules when planting, and be sure a contractor has a license of insurance before they do work on your home.

6: Occupancy Agreements: It is state law that all people living in this park must complete an occupancy agreement. If you do not have one in place, then you cannot live at windy acres.

The Board has asked for membership approval to move forward with action against those who have not filled out their occupancy.

Motion to either sign occupancy agreements or pursue expeditiously, the process of eviction- Toni G made motion and everyone seconded the motion...no opposition. All in favor.

7: Bullying: It is against the Law. The BoD will take action against those who do not abide by the no bullying policy.

8: Turning Lane: park pays about 40 a month for caution light on route 12. Raven is heading up the action to have a turning lane put in. We do not know when this may occur, but the Co-op is actively working on it.

9: Why We Have Rules: equal quality of life, better manage and distribute cost of park management, help maintain and keep a safe environment for members. If you cannot comply with rules you will be made a non-member.

Motion to adjourn: Raven made motion to adjourn, seconded by Cherie.