

NORTHFACE RESORT CONDOMINIUM ASSOCIATION

Minutes of the Annual Owners' Meeting -- November 16, 1996

The annual meeting of the Northface Resort Condominium Association was held on Saturday, November 16, 1996 at the Red Jacket Motel, North Conway, NH. Attendance was certified by a sign-in sheet. The following units were represented: 15, 19, 21, 22, 23, 24, 25, 26, 30, 32, 33, 34, 35, 37, 38, 39, 41. Proxy statements were received for Units 5, 7, 14, 16, 20, 27, 28, 36, 40, 42, and 44. Also in attendance was A. Landano of Northern Woods Property Services. A quorum being met, Karen Bellucci, President, called the meeting to order at 1:20 p.m. Al Landano certified that notices were sent to all unit owners.

A motion to waive the reading of the minutes of the previous owners' meeting was entertained, made, seconded and approved.

Karen Bellucci then gave the President's report recapping the Association's activities in the past year and announcing projects under consideration for the upcoming year and the future. Ms Bellucci also announced the resignation of Bob Townsend as Association Treasurer and the appointment of Dave Bridgwood as the new Treasurer.

In his capacity as Treasurer, Dave Bridgwood then gave the financial report of the Association. A suggestion was made to have a copy of the reserve account balances available at the meeting for owner review. This suggestion was approved and it was agreed also that a copy of such a report would be mailed with these minutes.

Al Landano then presented the approved 1996-97 budget, reviewing it by line item. The monthly fee will be lowered to \$135 per month effective 10/01/96. An adjustment will be issued to each owner's account for the overpayment of October and November 1996.

Al also presented a long-range reserve plan for the Association and was pleased to announce that the Association budget more than meets the long-range reserve plans suggested amount for transfer to the reserves.

Karen Bellucci then read a letter from Clif Toothaker, who heads the grounds committee. Clif could not be in attendance at the meeting due to another commitment. Clif has been the person responsible for all the new beds and plantings around the complex and the wildflower bed planned for next year. His efforts were widely received and appreciated.

The election of directors was then held. Karen Bellucci announced that aside from her term expiring, the Board had regretfully accepted the resignation of Ralph Morrison as a director due to personal reasons; however, Ralph will continue to serve the Board in an advisory capacity. Ms Bellucci also announced that she would be interested in serving another term and that Dick Goulden had also expressed interest in serving on the Board. Nominations were then requested from the floor. There being no other interested parties, it was suggested that Karen Bellucci and Dick Goulden be unanimously elected to fill the two vacancies. The suggestion was made into a motion, was seconded, and carried. Karen Bellucci will serve a three-year term and Dick Goulden will serve two years, which was remaining on Ralph's term.

The matter of the window inserts (or grills) was discussed next. After a lengthy discussion, of which the opinion was split basically evenly pro and con, a motion was made to table the matter until next year after the buildings were painted. The motion was seconded and carried.

The painting of the buildings was next to be discussed. Questions were raised regarding the option of vinyl siding in lieu of painting but this option was turned down based on the cost of such work at this time. A vote was taken regarding changing the color of the buildings to a much lighter color and the change was approved. Then following discussion on color, it was suggested that committee of three consisting of Tony Bellucci, Ralph Morrison, and Clif Toothaker do research and select a color. Samples of color schemes were on display for owners to view. It was decided that the painting committee would make the final selection.

A suggestion was made to enclose the first floor patios to match the front porches on the floors above. Following discussion, a motion was made and carried to table the matter until next year following the painting of the buildings.

The next item on the agenda was the dumpster enclosures. It was reported that by the mail-in ballot distributed in September the concept of enclosing the dumpsters was approved. A sample of a possible fenced enclosure was on display at the meeting. A drawing of a full enclosure was also reviewed. A vote was taken and the full enclosure idea was approved. Then possible locations of the enclosure(s) was discussed. It was reported that an idea had been to make a trash center at the right side of the entrance driveway across from the sign but that research revealed that due to a leaching field very near that area and the town rules regarding setback precluded this idea. After lengthy discussion, a motion was made to have two dumpster enclosures built--one at the top of the entrance driveway, and one at the top of the second driveway and that these enclosures be painted to match the new color of the buildings. The motion carried. The work will commence in the Spring of 1997.

Karen Bellucci reported that the sealcoating of the parking areas and the driveways originally planned for the Fall was postponed until Spring due to the early Frost.

Ms Bellucci also reported that it was originally thought that the Northface Resort Condominium Association was not incorporated and the matter was to be put before the ownership to approve such an action to protect each owners liability exposure. However, it was since learned that the Association is indeed incorporated and in good standing with the State of New Hampshire.

The roofs on the rear staircases on buildings 1,2, and 4 were in need of replacement to relieve any hazards this Winter due to leaking roofs and icy stairs, etc. A proposal was recently approved by the Board to do this work and the work was completed last week.

Karen then had copies distributed of a proposed change to the Northface Resort condominium documents and bylaws in regard to the pet rules. The Board had decided to propose this change following many complaints from unit owners and the management company regarding dogs being allowed to roam unleashed and unattended and destroying the grounds. The change would allow only owners to have pets. Those long-term rentals who have pets now would be grandfathered in, as long as the current pet was registered by the unit owner responsible with the President of the Association; however, these pets could not be replaced. Short-term rentals are to be advised of the no pet ruling. The proposal was discussed and a suggestion was made to make Northface a no pet complex totally but this suggestion was not well-received. A motion was made to approve the change as presented but to add a phrase that legal seeing-eye dogs be allowed for those renters that need them. The motion was seconded and carried. Al Landano will revise the change and send a copy to each unit owner for signature and then have

the changed ruling legally amended to the documents. The owners present stressed that they want this ruling strictly enforced. Discussion was then held on enforcing this and the other rules and a system of 2 warning letters being sent, then the Board having a violation hearing and if necessary fines being assessed against the unit owner was suggested. This suggestion was made into a motion, seconded, and approved.

Al Landano then was given the opportunity to discuss alternative heating methods. He gave a brief report on each method available and stated that with approximately 20% of the ownership expressing interest, he would pursue the matter. This was approved by the ownership and Al will report to the owners of his further findings.

A suggestion was made to check out the possibility of insulating between the floors to assist in containing noise, heat loss, etc. Al will check with Quality Insulation who will be on-site next week to insulate the basements/attics per the proposal that was approved by the mail-in ballot in September.

Prior to the meeting being adjourned, Karen Bellucci gave a real special thanks to Ralph Morrison and Clif Toothaker for all their assistance and labor and efforts this past year on so many projects facing the Association and announced that they would be advisors to the Board again this year. Ralph Morrison then gave thanks to Karen for her efforts as well.

There being no further business to discuss, the meeting adjourned at 3:30 p.m.

Sincerely,

Karen A. Bellucci
President

KAB/b
Enc.