

**NORTHFACE RESORT, A CONDOMINIUM AT WOODLAND HILLS**  
**North Conway, New Hampshire**

**Minutes of the Annual Owners Meeting – November 6, 1999**

The annual owners meeting of the Northface Resort Condominium Association was held on Saturday, November 6, 1999, at the Four Points Hotel, North Conway, NH. The following units were represented: 1,6,8,12,15,20,21,22,23, 26,27,31,32,33,34,35,37,38,40,and 41. Proxy statements were received for the following units: 2,5,9,19,24,28,36,42 , 43,and 44. A quorum of 30 units being met, the meeting was called to order at 10:10 a.m. by Karen Bellucci, President, who introduced the Executive Board of the Association.

The minutes of the previous annual meeting had been distributed with the notice of the meeting so a motion was made, seconded, and carried to waive the reading. A change was requested to add Unit 38 to the list of attendees. The unit owner was at the meeting but apparently forgot to sign in.

Karen Bellucci gave a President's Report recapping the events of the past year and welcoming new owners in Units 4,7,8, 9, 14,18,22,30,33,39, and 40. Those new unit owners present were recognized.

Dave Bridgwood read a financial report for the period ending 10/30/99; however, management had distributed copies for the period ending 9/30/99. Some of the reports distributed also had an incorrect date. So to avoid confusion, a copy of the correct report will be sent to every unit owner.

Ken Tremblay of Northern Woods Property Services discussed the annual budget for the Association for 10/1/99-9/30/2000. Questions from the floor were fielded by Ken and the Board. An error was noticed on the presented budget totals so a revised copy is to be sent to every unit owner.

Ken then discussed the screen replacement project from 1998 and the ownership's overall dissatisfaction with the new screens. The firm responsible is back to re-do the work to everyone's satisfaction. Unit owners that have not had their screens addressed are encouraged to contact NWPS immediately for rectification.

Karen Bellucci reiterated the importance of NWPS having the keys to every unit and storage area. Those unit owners who have recently purchased and changed their locks or any other unit owner who also may have changed their locks were instructed to send the new keys (labelled) to NWPS asap. In the future, if access into a unit is not available due to a lack of correct keys, it will be the unit owner's expense to remedy any damage caused by the fire/police department or necessary emergency access.

The new numbers for the storage areas have been ordered and all storage areas will be renumbered soon so the storage area number matches the unit number. Owners were reminded that only one storage area is allowed per unit.

Karen Bellucci announced that problems remaining still from the 1997 painting project were postponed until Spring 2000 due to the lateness of the season. A new firm will be retained to do the work and will be paid through the funds the Association had retained from this project not being satisfactorily completed.

The Board announced that the maintenance and landscaping of the complex have been put out to bid with definitive specs being devised by the Board. All work is to be done at the direction of the Board and under the supervision of the Board to save monies for the Association.

A suggestion was made to create a "community room" in the basement of either Building 3 or 4. The idea was to use this room for Association meetings and gatherings. Following discussion, the concept was turned down.

The next item on the agenda was the proposed amendment to the Association's documents regarding the mailing of meeting notices via certified mail. A question was raised whether this could be done based on the NH Condominium State Laws. The ballot vote was taken pending research of the State laws. The change was approved 24-5. If it is permissible, the amendment will be legally recorded and distributed to the ownership for incorporation in their copies of the Association's condominium documents.

The election of a director for a three-year term was held. Nominations from the floor were received and Karen Bellucci was elected.

An owners forum was then held and questions were fielded by management and the Board. Taken under consideration is the delivery of less than a cord of wood by NWPS, extermination of attic areas on a regular basis, the replacement of the stone walkways to the pool, radon testing, replacing the tire on the wheelbarrow in Building 4, and the re-enforcing the spindles on the exterior staircases. A suggestion was made to notify unit owners of the annual meeting earlier each year and to have the meeting later in the morning. A hand vote indicated that 10:30 a.m. was a satisfactory time.

There being no further business, the meeting adjourned at 12:10 p.m.

Respectfully submitted,

Karen A. Bellucci  
President

KAB/jd  
Enc.