

# NORTHFACE RESORT CONDOMINIUM ASSOCIATION

## ANNUAL OWNERS MEETING MINUTES -- November 12, 2011

The annual owners meeting of the Northface Resort Condominium Association was held on Saturday, November 12, 2011 at the Gibson Senior Center, North Conway, NH. Anthony (Tony) Almeida, as President, called the meeting to order at 10:02 a.m. 25 units were represented with Karen Bellucci representing management.

A motion to waive the reading of the minutes of the June 2011 semi-annual owners meeting was made by Ut. 23 and seconded by Ut. 39. The motion carried unanimously.

Tony Almeida, as President, updated those present on the following: Based on poor attendance each year, the Board had decided to cancel the mid-year owners meeting. To confirm this, a poll of those present was taken and the tally of the poll was 7 voting to continue to have the mid-year meeting and 16 voting to discontinue the mid-year meeting. Tony also reminded everyone that anything to be stored must be inside the storage room assigned to the unit; and if an owner/resident doesn't want something any longer, they must discard it in the dumpster themselves and not leave it in the basement common areas. For large items like furniture, appliances, mattresses, the unit owner/resident must make their own arrangements for disposal off-site. Large items must not be left at the dumpsters as the trash hauler will not take them. Some of the pine trees surrounding the pool have a disease that is untreatable and it is spreading to the other pine trees in the area. All of these pine trees are to be removed as the Spring season allows. The other evergreens that are not affected by the spreading disease will remain so there will still be an element of privacy at the pool from the roadway. Tony also expressed the Board's concern with the lack of response (whether it be for or against) to an email vote that was requested in late September. The email explained the need for a prompt decision; yet less than half of the Northface ownership responded. Tony reiterated that voting by mail or email is not the norm; and usually a decision can wait until a meeting for a vote of the ownership; however, because the timeframe allowable was rapidly ending, a prompt decision was needed and wasn't received. The issue needing the prompt vote was the pool concrete skirting; and as a result of the poor response to the email vote, the issue was again on the agenda for this meeting but the work needed would now cause the opening of the pool to be delayed in 2012 until possibly July 4<sup>th</sup>. Tony also reminded those present that owners, their renters, and any guests **MUST BE** cognizant of snow removal efforts being made and move their vehicles so a thorough cleaning can be done expediently. Owners are responsible for their guests and renters not cooperating; and they **MUST** advise these people that their compliance is **MANDATORY** not **VOLUNTARY** because non-compliance could result in fines to the unit owner responsible.

David Bridgwood, as the Association's Treasurer, reported that as of 10/31/11, there was \$20,614. in the Association's operating (checking) account, \$86,675. in the Association's reserves account with Citizens Bank; and \$9993 in the painting money-market account at Citizens Bank. He also reported that the entire fire alarm cost from Pope Security had been paid in full. A motion to accept the Treasurer's report was made by Unit 44 and seconded by Unit 33. The motion carried unanimously.

The 2012 Budget was then reviewed with questions from the floor fielded by Board members. A motion was made by Ut. 31 to accept the 2012 budget as presented. The motion was seconded by Ut. 19 and carried unanimously.

Discussion then moved to the pool skirting issue. Questions from the floor ranged from the costs involved, the scope of the work, the number of bids solicited, and the alternative suggestion of abandoning and filling in the existing pool based on past problems with it; and constructing a new pool area in a different location on the property. A motion was made by Unit 37 to allow the Board to use reserve funds not to exceed \$25,000 to repair/replace the concrete skirting at the existing pool. Prior to a second, the motion was amended to accept the offer of Marcel Cartier to review the quotes received for the concrete replacement to determine the best

value. The motion failed due to a lack of a second. The consensus was that the Board research the costs involved in a new pool located in the center of the lawn area, down from building 2, versus repairing the concrete skirting and replacing the fencing at the existing pool. The findings would then be reported to the ownership at a special meeting to be held on May 5, 2012.

The last item on the agenda was the election of a Board member to a 3 year term. Joe Mooney of Unit 5 was elected.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Karen A. Bellucci  
Managing Agent  
Northface Resort Condominiums

KAB/b