

**NORTHFACE RESORT CONDOMINIUM ASSOCIATION**  
**Annual Meeting – November 16, 2013 Minutes**

Board Members Present      Treasurer Ray Berthiaume  
   Secretary Bill Tebbetts  
   Karen Bellucci  
   Joe Mooney  
   Ron Weeks

President Tony Almeida is recuperating from illness and was not available; Treasurer Ray Berthiaume opened the meeting at 10:10 AM.

Present at the meeting were units 5, 8, 13, 15, 17, 18, 19, 22, 23, 27, 28, 29, 31, 35, 39, and 44. Additional proxies brought the total to 18 (3 above quorum).

Long time resident David Bridgwood has passed away. David was the previous Northface treasurer and was a huge contributor to the Northface Condo Association. A moment of silence was held to remember David.

Minutes of the 2012 annual meeting were approved.

With the absence of president Tony Almeida, Ray Berthiaume presented both the President's and Treasurer's Report.

President's Report highlighting the past year accomplishments.

- Major problems with the waterlines leading to building #2 revealed that the waterlines leading to buildings #1 through #4 required replacement. New lines, pressure reducers, improved shutoff access, and replacement of the effected lawn areas was accomplished.
- Building #1 and #2 do not have basements. Bulkhead access was added as part of the waterlines project.
- Grading accomplished at building #4.
- Stratford building road repairs were completed.
- In general the landscaping and buildings have never looked better.

Financial Reports

- The condo fees will remain at \$225 per month.
- With all that was accomplished in the past year the reserves still remain at \$65k and the painting account is at \$28K.

As a reminder door and window replacement are unit owner responsibility. Steve Richardson made available a sample window assembly that has been approved as a replacement. Please get with Steve if you have any interest.

There was no unfinished business; the 2014 budget was reviewed and accepted.

New owners of units 29 and 31 were welcomed to Northface. Although not attending, there are new owners in units 6 and 20.

Units 21, 36, and 41 are for sale and there is a closing on unit 38. The market has been very positive regarding Northface sales. We hope this is a reflection on the Northface community.

There was one opening on the Northface board. Tony Almeida ran unopposed and was re-elected.

Unit 22 proposed an association get together August 9, 2014 on the lawn just outside their unit. The menu will be potluck.

With no further business, the meeting was adjourned at 10:50 AM.

Respectfully Submitted,

Bill Tebbetts – Secretary