

# Northface Resort Condominium Association

## Annual Meeting – November 12, 2016

Board Members Present      Vice President Joe Mooney  
   Treasurer Lisa Venditi  
   Secretary Gary Page  
   Member at Large Rupen Gulenyan

   Selective Property Management (SPM) Karen Bellucci

Meeting was called to order at 10:00 AM

Present were 19 and additional proxies of 4 brought the total to 23.

Minutes of the 2015 annual meeting were approved.

### **President's Report addressed the following**

The front decks on Building 2 & 3 and back deck on Building 4 were finished.

The driveway and parking lot were resurfaced.

Window casings and trim boards will be replaced prior to painting.

Thank you for your cooperation during the work done on the decks and the special assessment.

### **Treasurer's Report**

As of October, the association has \$68K in the bank.

Special Assessment has maintained the stability of the funds.

Everything came in on Budget.

### **Special Assessment for Capital Improvement Projects**

Part 2 of the Special Assessment begins January 1, 2017.

Some of the owners have paid in full. Karen will be responsible to maintain an accurate list of payments received.

Building 1 front deck is due to start in April.

Next up are the back decks for Building 2&3 and Building 1.

### **New Business**

The 2017 Budget was accepted as proposed.

### **Proposed Amendment to the Association's condo documents**

In question is Section 5.4 of the bylaws. The owners of unit 42 and 43 in the Strafford Building feel their upper decks should be the responsibility of the association to maintain, as it is for the other buildings. They have exclusive use of their back decks. The other buildings have limited common use that can be shared by the other owners in the buildings. The owners expressed that this section of the bylaws are ambiguous. They suggested that the association get a legal opinion/interpretation of the bylaws. There will be a cost for a legal opinion.

Bill Tebbetts (unit 13) shared that the Strafford Building had the siding replaced, new roof, and road repair all of which were paid by owners of the association at a cost of 87K.

There was no motion to vote on the proposed amendment to the Association's condo documents.

### **State of New Hampshire New Condo Laws**

Condo Associations are required to have four owner's meetings a year.

Notification of the meeting times is required in order to give owners an opportunity to attend.  
Meetings will be held in Building 3.  
The board will look into the possibility of having the meetings online.

**The Proposed Dates/Times of the Quarterly Meeting as follows**

Saturday March 25, 2017 at 9:00am

Saturday June 24, 2017 at 9:00am

Saturday September 23, 2017 at 9:00am

Annual Meeting Saturday November 11, 2017 at 10:00am

**Election of 1 Director to a 3 Year Term**

Robert Lavigne (43) asked how are the empty positions on the Board are filled? Karen stated that in the Condo documents, the Board makes the appointment to fill the empty position. He has expressed interest in serving on the board, when a position becomes empty.

Tony's term as Director expires this year. Tony stated he will consider another term as Director. No nominations from the floor. Karen asked for a vote. Gary submitted a vote to re-elect Tony Almeida for another 3 year term as Director.

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

Respectfully Submitted,

Gary Page, Secretary