

## Fw: Northface Resort BOD Meeting - RESCHEDULED DATE

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From: melissa . (melissa@fgpm.com)

To: melissa@fgpm.com

Date: Tuesday, May 2, 2023 at 02:25 PM EDT

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Hi All

Just a reminder that the Northface Board of Directors will hold the next open meeting on Saturday, May 6, 2023.

The meeting will be held at the Forest glen Property Management office located at 15 Westside Rd in Bartlett. The meeting will start at 9:00am. All are welcome to attend.

The Agenda and Zoom link are below

Thanks

Melissa

**Melissa Carr**

**Forest Glen Property Management, LLC**

**PO Box 1313**

**Glen NH 03838**

**603-383-8000**

[melissa@fgpm.com](mailto:melissa@fgpm.com)

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----- Forwarded Message -----

**From:** melissa . <melissa@fgpm.com>

**To:** melissa . <melissa@fgpm.com>

**Sent:** Tuesday, April 25, 2023 at 02:18:11 PM EDT

**Subject:** Northface Resort BOD Meeting - RESCHEDULED DATE

Hi All,

The Northface Board of Directors will hold the next open meeting on Saturday, May 6, 2023.

The meeting will be held at the Forest glen Property Management office located at 15 Westside Rd in Bartlett. The meeting will start at 9:00am. All are welcome to attend.

The Zoom link is below.

Northface Resort  
Board of Directors Meeting Agenda  
Saturday May 6, 2023 (2nd Quarterly Meeting)

1. Roll Call:
2. Opening: Bob Lavigne/President
3. Management Report: Melissa Carr
4. Financial Report: Ben Averill/Treasurer
5. Old Business
  - a. Use of Zoom for Board Meetings in accordance with NH Law: Bob Lavigne  
*Background: Action item from the 7 Jan 2023 Board Meeting. President took action to research the condo docs (Article 2.3) and NH State Law (Sec 356-B:37-b and c) before discussing further*
  - b. ChimneyFlue Status:
    - i. Committee Report: Trish Rich  
*Background: Follow up from 7 Jan Board Meeting to have fireplaces operational by the 2023/2024 heating season. Via this meeting the goal is to review the proposed implementation schedule and set the date of a Special Meeting to obtain owner approval of cost assessment prior to commencing rectification*
  - c. Capital Improvements and Maintenance Committee Report: Bob Lavigne  
*Background: Discussed at the Nov 2022 Annual meeting and then the 7 Jan 2023 Board Meeting as an action item to form the committee and report initial status. Via this meeting to review the committee's initial findings for any clarification areas to ensure the material is ready for the Nov annual meeting.*
  - d. Status of Owners List Distribution: Melissa Carr  
*Background: FGPM email of 14 Nov 2022 (1350hrs) requested owners to provide management with phone and email if they would like that listed in an owners list to be distributed. Via this meeting to review the listing for distribution*
  - e. Status of work related to items discussed at Nov 2022 annual meeting.  
*Background: stair painting and paving project*
6. New Business:
  - a. Master Key Accountability

*Background: Topic which arose when arranging entry into units for inspection of fireplace walls/hearths. Several Board members were unaware that several full-time residents as well as past Board members have master keys. Via this meeting to discuss the policy and implement accordingly*

b. Notification by US Mail of Annual Meeting

*Background: Last years annual meeting agenda, and then special meeting agenda, was mailed to owners via US first class mail in accordance with the by-laws (Ref by-law amendment 3 dated 3 Jul 2000, Articles 2.6 and 11.1). Many owners mentioned this was a waste of product as they prefer the electronic version. Postage cost alone was \$158.40 (3 first class stamps per package \* \$0.60/stamp \* 2 packages \* 44 owners) and then labor and materials. NH State law (Sec 356-B:37-a; attached) allows for the electronic distribution of materials if selected by the unit owner. Recommendation is to canvas owners for their preference and then only send via US Mail to those who do not select electronic transmittal.*

c. Pool Opening/Rain Diverters on Stratford building

7. Open Forum/Adjourn: Bob Lavigne

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+1 305 224 1968 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

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Find your local number: <https://us06web.zoom.us/j/89140675492>

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