Northface Resort BOD Meeting 4.22.23 Notice

From: melissa . (melissa@fgpm.com)

To: melissa@fgpm.com

Date: Tuesday, April 11, 2023 at 03:56 PM EDT

Hi All,
The Northface Board of Directors will hold the next open meeting on Saturday, April 22, 2023.
The meeting will be held in unit 19 and start at 9:00am
All are welcome to attend. A Zoom link will be sent out prior to the meeting for those who cannot attend and would like to listen to the meeting.

Agenda is below:

Northface Resort

Board of Directors Meeting Agenda

Saturday 22 Apr 2023 (2nd Quarterly Meeting)

0900-1000

Location: Northface Resort Unit 19

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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106.3kB