

Annual Meeting
March 28, 2009
4:00PM

Welcome: Doug Merrill (President) welcomed those members in attendance: Carl Dougherty, Tom and Michelle Golden, Paul Legault, Ben Lupovitz, Robin Sandrew, Drew White and 50 members by proxy. R Board members in attendance: Ray Hanian (Treasurer), Doug Jones (Vice President), Julia Young (Secretary), Steve Shoyer, Rick Mitchell and Bob Rice.

Determine a Quorum: A quorum was established combining members in attendance and proxies.

Minutes: Minutes from last year's annual meeting were read by secretary, Julia Young. Motion to accept, seconded and approved.

Presidents Report: Doug is making his report short so we can talk about the Phase II roads while our attorney is here.

Update on Acceptance of Phase II Roads

Norm Rattey the attorney for the Association was introduced, he was in attendance to answer any question on the acceptance of the Phase II roads. The board has officially taken over the roads in Phase II. The developers were maintaining and insuring the roads as they developed the project. The developers began the process of deeding the roads over to the association but asked the board to begin maintaining the road in 2007 and in 2008 asked to association to insure the roads. The board requested the developer's deed over phase II. As the developers made progress on preparing the deed for the board's approval, a committee was formed to review the process. Ray, Julia and Doug Merrill divided tasks. Ray and Doug met with our attorney to review the deed prepared by the developers while Ray and Julia spoke several times with Dave Bonney the CEO of Newry, Newry planning board members, and the Newry Fire Chief. Ray and Julia learned that Newy and DEP have no process to follow up on a subdivision once it's completed. The only way to know if the roads were built correctly is to pay an engineer, an expense of at least 10K.

*Tom Golden asked if the roads should meet State Standards and are the cul-de-sacs the proper radius. Dave Bonney reviewed the requirements set by the planning board and the roads needed to be built to town standards only. Bruce Pierce the fire chief said he had no problems navigating the PR road cul-de-sac with the fire truck.

Julia and Ray checked to make sure the fire ponds were built correctly and Ray ask Chief Bruce Pierce and he had no issues with how they were built. The developers needed to make a repair to the cistern located at the cul-de-sac on PR road. The leak was repaired and checked a year later (June) the repair was successful. The hydrant at the fire pond on keystone needed the treads replaced and the developers have done that now. The board asked the developers for a one year warranty on the hydrant and the cistern.

*Tom asked if one year was enough.

Norm Rattey explained in most situations no one would give a warranty, so one year is quite good.

The cul-de-sacs are being landscaped one or two each year as the budget allows. Ben Lupovitz asked if there was a process to which ones where done first. Rick explained the more developed areas are done first because contractors use the cul-de-sac areas for their materials. *Ben wants his cul-de-sac done first and he wants an equitable process created.

*Ben asked Norm Rattey what as an association is we obligated to do for the State. Norm said, We need to submit an annual report with the secretary of state and pay our state and federal taxes. We are meeting our statutory obligations.

Management & Financial Report: Financials were reviewed and line items discussed.

Amend Article IV, Section 7 of Covenants Regarding Signage

This year there were issues with two types of signs, builders and real estate. Norm our attorney says we can protect our covenants as a board. That signs on the road side are on association land 60 feet from the center line. The board has prepared with the help of Norm Rattey a sign proposal to present to the assoc. The board would like to make it easier for people to have open houses if they choose. Norm explains that the covenants can't be changed but we can make an addition under Rules and Regulations. Also brought up was a sign indicating you have entered PR on Douglas Road. Rick, ACC committee explained the process he is out lining to address all the builders signs on properties. These were all discussed the group decided to have the board tweak the language and vote.

Ratify Budget: Budget was approved.

*Ben wants a system to review the monthly activity on our bank accounts. It was agreed to work on a system that everyone was comfortable with.

Election of Directors:

Two terms on the board are up Steve Shoyer's seat and Chris Auti. Steve says he'll continue on if no other members want to join. Doug Jones nominated Ben Lupovitz, he accepted. Vote for both was unanimous.

Old Business

New Business: *Robin Sandrew asked if the board had the owners contact information. Ray suggested we send a contact form request in the dues invoice that the accountant mails out.

Doug Merrill says that Steve Shoyer is willing to work on a new website for us. We hope to add the minutes on the site, update on the next association meeting, proxy notification.

Adjourn