

June Little

From: June Little
Sent: Friday, August 08, 2008 7:34 AM
To: 'Leah Berger'; 'Lynne Skeirik (work)'; 'Lynne Skeirik (home)'; 'Tim Miller'; 'John & Marietta Mahoney'; 'Sharon & Keith Buchan'; 'pkochhar@comcast.net'; 'Rama'; 'Orion Simms'; 'Gillian Burch'; 'terry.riviezzo@comcast.net'; 'Stephen Hallett'; 'Erik Youngren'; 'Jyoti Vora'; 'Jen Steer'; 'Marsha O'Shaughnessy(home)'; 'Sue Carabott'; 'Kathy Strevel'; 'Kathleen Strevel'; 'nnomad@comcast.net'; 'Ron Bell'; 'Tsaliba@mindspring.com'; 'Jean Shula'; 'Mark McKelligan'; 'Stephen&Susan Morrison'; 'J.DeJohn'; 'Don Stark'; 'Richard Ferraro'; 'aimooaimoo@aol.com'
Subject: Minutes from Board Meeting 7/7/08

All:

For your information, attached are the minutes from the last Board meeting, as prepared by your Secretary, Ron Bell. Please be advised that I will be sending out a Special Meeting notice today for a meeting to be held on Thursday, August 28th, at Kathy Strevel's unit.

Regards,
June

Here is an updated version of the minutes of the 7-10-08 Board of Directors meeting. This meeting focused on the insulation problem. I have attempted to incorporate everyone's comments. If no additional corrections are needed, please let me and June know that the minutes are ready to be promulgate.

Past Business:

(1) Cobblestones. To finish, more stones are needed from TriCity Masonry (approximately one pallet-250 stones) at a cost of \$622.50 and stone dust at a cost of \$30.00. Afterwards, pallets need to be picked up and Terry volunteered to do so. There is approximately \$900.00 to \$1,000.00 remaining in the budget for the cobblestones project. (More cobblestones have been ordered and delivered. Erik, John, and Dick have been working on installing them and they are getting close to completion.)

(2) Dock. Since the last meeting Ron contacted Chris Brison, Inspector at NH DES (603) 271-2147. As Ron understands it, repairing and/or replacing the dock is not a major problem. For the most part, a permit is involved primarily when what must be done involves working below water. So, for example, if we want to put the present dock pilings deeper in the ground, say 10 feet versus the current 3 feet, that would require a permit. June has learned that using a barge to pound the pilings into the ground would cost about \$5,000.00. Ron will follow up with NH DES to gather more specifics.

Answers to some questions about the dock posed at previous meeting:

(a) Whether to use \$40,000 of the Reserves for the dock? The dock is an important benefit to Unit Owners. At a previous Board meeting the Board had decided to allocate (meaning earmark, not remove) \$20,000 in the reserve fund (currently about \$80,000) toward the dock improvement/repair and to budget for that purpose another \$20,000 over the next five years at \$4,000 per year. The additional \$4,000.00 per year is

collected through our condo fees.

(b) If we want to expand, we are not limited to the present "footprint".

(c) If we wanted a floating dock, we could get approval.

(d) There are environmental issues with staining the dock, only if the staining will effect what is below the water.

(e) We need a permit from NH DES for expansion, repair or refurbishing, but apparently only if the work will affect what is below the water.

(f) The recent repair work survived the winter and seems to be holding up well.

June has obtained estimates to rebuild the present dock at \$37,000.00 and estimates to build a floating dock with a ramp at \$40,000.00. The floating dock with ramp idea has some aesthetic and feasibility problems and was not popular at the last Owners' meeting in December 2007. To be usable, such a dock would have to extend greatly into the river, which may not be feasible or practical.

(3) Roof Insulation. This is a serious safety issue, as well as a potential liability issue for the Association and the unit owners. The Board will gather as much information on the subject as possible and promulgate it to Unit Owners so that everyone can make an intelligent decision about what to do.

Heat tapes would present a problem, i.e., who would turn them on and when to turn them on.

Insulation will decrease heat loss to attic/roof, which melts snow, which turns to ice.

June has two proposals, one from Jackson Insulators and one from contractor Cliff Zetterstern.

(a) Jackson:

Clearwater Drive (Phase I): Blow in insulation from front closet on right side of third floor; make opening in front closet on left side of third floor and blow in insulation. Since that insulation will not reach the eaves, drill holes in the ceilings of the two front rooms on the second floor and blow in insulation from below to reach farthest front area of roof. Someone will need to make a access door for the front closet on the left of the third floor, repair the holes in the ceilings on the second floor and paint the ceilings. The insulation should prevent some of the internal heat from reaching the roof, melting the snow, which then turns into icicles and drips onto the driveways making them ice skating rinks.

Cost=\$700.00 plus approximately \$300.00 to \$350.00 per room to repair the ceilings in 2 bedrooms (does not include the access panel in the front left closet). Erik suggested that "Trish", a local painter, who has painted for some Owners could be contacted for the painting. She paints a 12 x 12 room for about \$100.00. The person who did some work on Erik's living room might also be available to make the access panel in the third floor closet.

Deborah Lane (Phase II): They will ensure our present batts insulation extends all the way into the outer walls where the soffits are located and then blow in 6-8 inches of fiberglass to seal over the batts and fill all the voids to give us a total R-factor of 46 and no heat leakage through the ceiling. It will be up to each individual homeowner as to whether or not they want their plywood floor covered or if they want to

keep it open for storage. The price for one unit will be \$1056 and if we get seven units to agree to the work it will bring it down to \$998 per unit. Pay 1/2 up front and 1/2 at conclusion. Erik thinks that 7 of 14 units at Deborah Lane would have it done. Question is what effect will units that do not get the insulation have on neighboring units that do? Will one cancel out the positive effects of the other? Erik will speak with Jackson to get a more formal proposal for Deborah Lane. Erik also has bought and installed a

relatively inexpensive attic tent which covers the attic entrance and prevents heat from the second floor escaping into the attic.

(b) Zetterstern:

Clearwater Drive (Phase I): Would go through top of roof and blow insulation down into eaves area. This would eliminate the inside ceiling and closet repair work, but could create a future roof problem if not sealed properly. Cost \$1,500.00

Deborah Lane (Phase II): Lay about 4 inches of pink board over the plywood area to build up insulation and still permit storage of items on top and then blow in insulation in the other areas, much the same as Jackson. (Cost about \$1,500.00)

The Board is leaning to Jackson because they are more experienced with insulation work and they would not disturb the outside roof to perform the work. The Board will ask for references and put together a package of information to distribute to Owners and then schedule a special meeting for August 28, 2008. (Need 21 days notice.) Also mentioned re-doing all duct work insulation on all piping coming into home.

(4) Dock Party. To be scheduled for Thursday, August 14, 2008 at 6:00 p.m. BYOB and each party brings a dish.

(5) Grass growing/condition problem in area near circle on Deborah Lane. A new part helped to fix the water circulation unit, which now runs for 20 minutes every other day. Irrigation at both circles is now working 100%. Discussed buying seed using the remaining \$300.00 in budget for cobblestones (after purchasing last pallet). (Re-seeding has now been completed around the entire complex and Grass is coming in nicely.)

(6) Landscaping and snowplowing. Some discussion about a few minor issues, but overall satisfaction with the services.

New Business:

(7) Propane prices. Terry researched this thoroughly and the best price is with D.F. Richard: \$2.69 per gallon, with payment due within 30 days. The propane furnace should be cleaned every other year (not every year) at a cost for labor billed at \$84.00 per hour. Erik paid between \$75-85 total for the 'cleaning' of the water heater's pilot and replacement of the thermocouple on the water tank (\$33.75 for the parts and about 1/2 hour at \$84.00 per hour for labor), which can be a good investment.

Meeting adjourned at 9:00 p.m.

Ron Bell

June Little

From: ron bell [captronbell@yahoo.com]
Sent: Tuesday, August 05, 2008 10:50 AM
To: June Little; kstrevel@comcast.net; jsteer_mcl@hotmail.com; terry.riviezzo@comcast.net; aaskydiver@comcast.net
Subject: Minutes of the Board of Directors on July 10, 2008

All:
Here is an updated version of the minutes of the 7-10-08 Board of Directors meeting. This meeting focused on the insulation problem. I have attempted to incorporate everyone's comments. If no additional corrections are needed, please let me and June know that the minutes are ready to be promulgate.

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