

Minutes of the Annual Meeting of
Little Harbor Homeowners Association
September 26, 2017

The President, Don Gough, called the annual meeting of the LHHA to order at 7:05 PM on September 26, 2017 in the Yellow House. In attendance at the meeting were the following homeowners: Roger Ball, Biggie George, Don & Susan Gough, Derek & Jeanne Stern, Alain and Danielle Ades, Michael Kaplan, Daphne Phua, Chuck and Naira Chokel, Darcy Horgan, Bev Wynn, Pauline Elkin, and Peter Reed. A proxy ballot was received from Diana and David Matoon.

The first item on the agenda was to establish that the Quorum requirement in our By-Laws had been met. Don Gough reported that since twelve homeowner units were in attendance, a quorum had been established.

The second agenda item was ratifying the minutes of last year's Annual Meeting. The meeting minutes were approved without comment or correction.

The third agenda item was Don's report of the nominating committee. Don presented the three candidates to serve on the LHHA Board – Jerry Letendre, Egbert Baumgart, and Derek Stern. Don Gough asked if there were any nominations from the floor. There were no nominations from the floor. As a result, the three nominees were all elected. Don thanked Roger Ball for his years of service on the Board and his efforts to support the financial workings of LHHA.

The fourth agenda item was the Annual Budget for the year 2018. The budget form presented by Don first showed a comparison of the 2017 Budget with the 2017 Projected Year End result. The significant variances from budget for the year 2017 were the snow removal expense and the cost of two signs showing the house numbers for those not directly on Little Harbor Road. The projected snow removal expense for 2017 is \$14,257, which is more than the budgeted amount of \$10,600 by \$3,657. The signs, which were not budgeted, were replaced at a cost of \$760. One sign literally fell from its post last winter. The post was replaced with granite and plastic wood was used to replace the wooden sign. The other wooden sign was replaced with plastic wood on a granite post that replaced a wooden post several years ago. These expenses above budget results in a projected loss of \$3,179 for 2017. Looking then at the 2018 Budget, the LHHA Board proposed a budgeted snow removal expense of \$13,000 for 2018. This amount is based on the 10-year average expense reported in the table at the bottom of the budget presentation. Other budgeted expenses for 2018 are presumed to be in alignment with 2017 expenses. Because of the projected loss for 2017, it was proposed to increase the annual LHHA fee per household at \$720. If it is assumed that the Master Association Fee and Capital Reserve Fee remains the same in 2018 as it is for 2017, although the Master Association Budget has not yet been determined, the Annual LHHA Fees would be \$3,840 for 2018.

The 2018 LHHA budget and fee was approved. It was also acknowledged that if snow removal expense significantly exceeded the budgeted amount, it was expected that the Board would assess LHHA members an amount to assure that there is sufficient cash to pay the actual snow removal expense in 2018.

The fifth agenda item was the Revenue Ruling 70-604 Resolution for 2017 regarding excess/deficit net membership income. Essentially, the resolution authorizes the Board to use any “profit” for a year to pay for expenses in the next year and to allow for an assessment of homeowners in the next year when expenses exceed fee revenue. The resolution was approved as presented.

There were no other items of business brought before the homeowners.

However, there were comments and discussion concerning the Little Harbor neighborhood and the WBTS community and its property management.

- (1) There was a discussion concerning houses that had been sold recently and the possibility of contractors continuing to be on the street during expected construction. It was acknowledged that all residents will be affected by the amount of traffic on the road, but such traffic is just a part of owner transition. It was also stated that one of our neighbors – Carol Wright – had just passed away in the past few days prior to the meeting.
- (2) There was a general discussion concerning snow removal and what was good and bad about the vendor’s (Rye Beach Landscaping) work product this past year. After discussion, it was agreed that the Board would approach RBL about a process for homeowners to communicate with them during the snow season. It was tentatively proposed that if homeowners wanted to express an opinion, they should contact Don directly as the focal point for communicating with RBL. Don also agreed to talk with RBL about including roof snow removal as a service to provide LHHA.
- (3) There was a general discussion about the noise of landscaping vendors, e.g., mowers, weed whackers and blowers, during the summer months and how it affects the peace and tranquility of our street for some homeowners. It was agreed that each homeowner would have a conversation with their vendor about the noise issue and determine if there is a general approach that could be suggested and implemented to minimize the noisy time period during any week.
- (4) A homeowner asked how the WBTS MA Board decided the amount of the fine that would be imposed on one of our homeowners if the rebar stakes embedded in their property without permission were not removed. His opinion was that the proposed \$5,000 fine was unreasonable and, as a result, he was concerned that unreasonable fines might be levied on other homeowners that were not following the rules established by either the LHHA or WBTS MA Boards. After a response from Don and Darcy Horgan, who represent LHHA on the MA Board, and other homeowners, other homeowners express their rationale for agreeing with the MA Board that the increasing fines and the length of time given to remove the rebar stakes was reasonable given the safety concerns expressed. It was agreed that Don and Darcy would express the homeowner’s concern to the MA Board for their consideration, together with the comments of other homeowners.
- (5) A homeowner asked about the proposed re-plastering and re-tiling project for the swimming pool – particularly the timing of the project. Don indicated that the MA Board had not

addressed the issue, but that the proposed cost of the project from one contractor has resulted in postponing the project until next year, at the earliest. It was also mentioned by a homeowner that converting the WBTS pool to a saltwater pool might be an approach that could result in a lower maintenance cost and more pleasant experience for pool users.

- (6) A homeowner who uses the tennis court suggested that it would be very useful for players who inadvertently hit a tennis ball over the fence nearest the hotel to have the ability to exit the fenced in courts through one of the gates on that side. Currently the gates are key-locked and the player would need to walk around the yellow house to retrieve any tennis balls hit over that fence. A possible solution would be discussed with the MA's property manager.

There being no further items or questions the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Don Gough, for Egbert Baumgart, Secretary