

Minutes of the Board Meeting of  
Little Harbor Homeowner's Association  
November 13, 2022

The Board Meeting of the LHHA was called to order at 7:05 PM at the WBTS Master Association yellow house. In attendance were Tom Scanlon, Mark Ruddy (via Zoom teleconference), and Don Gough, President. Linda McCabe and Egbert Baumgart were unable to participate in the meeting.

Minutes of the previous Annual Meeting were approved, as well as what was presented by Mark Ruddy, Treasurer, to homeowners as fees for 2023 for LHHA expenses and fees to the Master Association for operating expenses and the capital reserve account.

The Board voted to approve the following slate of officers to serve until the Board meeting following the 2023 Annual Meeting:

President – Don Gough

Vice-President & Treasurer – Mark Ruddy

Secretary – Tom Scanlon

ARC Chair – Tom Scanlon

Other ARC Members – Linda McCabe and Egbert Baumgart

Mark Ruddy, Treasurer, reported on the financial condition of LHHA for the year 2022 and our cash situation year-to-date for 2022 of about \$20,000. Specifically, there were no unforeseen expenses for the year and sufficient cash is expected at year end to cover first quarter 2023 fees to the Master Association.

The Board then discussed how invoices will be sent in January 2023. It was decided that Mark will continue to send invoices using email addresses in his data base and that some residents would also be sent an invoice by regular mail where email delivery may be uncertain.

Don discussed the timetable for review of the LHHA Bylaws and Declaration of Covenants with hopeful final legal review and distribution to homeowners the week of January 1, 2023. Observations on the sample Bylaws and the Declarations furnished by retained counsel (Bob Ducharme) were made with all agreeing the document was a template with some language that may not apply to LHHA particularly all phrasing referencing "Common Areas" which in our case are believed to be held and managed by the Master Association.

Don said he would finalize his review of the Bylaws and Declarations and requested Mark Ruddy offer his input on language modifications and suggestions to the Bylaws. He also asked Tom Scanlon to review the Declarations and make suggestions on changes to address concerns communicated at the LHHA Annual Meeting. It was agreed to follow with an additional meeting to discuss changes before submitting the documents to Ducharme for legal language edits before submission to the Homeowners Association for input.

There being no other LHHA business, the meeting was adjourned at 8:20 pm.

Respectfully submitted,  
Tom Scanlon, Secretary