

Minutes of the Board Meeting of
Little Harbor Homeowner's Association
November 17, 2021

The Board Meeting of the LHHA was called to order at 7:00 PM at Don Gough's house. In attendance were Egbert Baumgart, Linda McCabe (via Zoom teleconference), Biggie George, Mark Ruddy and Don Gough, President.

Minutes of the previous Annual Meeting were approved, as well as what was presented by Mark Ruddy, Treasurer, to homeowners as fees for 2022 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 2022 Annual Meeting:

President – Don Gough
Vice-President & Treasurer – Mark Ruddy
Secretary – Egbert Baumgart
ARC Chair – Biggie George
Other ARC Members – Linda McCabe and Egbert Baumgart

Mark Ruddy, Treasurer, reported on the financial condition of LHHA for the year 2021 and our cash situation year-to-date for 2021 of about \$24,000. Specifically, there were no unforeseen expenses for the year and sufficient cash is expected at year end to cover first quarter 2022 fees to the Master Association.

The Board then discussed how invoices will be sent in January 2022 based on Linda McCabe's research on homeowner email addresses. 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.

Mark Ruddy discussed the Stern's request of the Master Association to assume responsibility for trimming bushes adjacent to their property that they have been trimming based on an agreement that a prior owner established with MA. Mark wanted the Board to be aware of the request being made by the Sterns. The Master Association is considering the request.

Linda McCabe discussed her irrigation system and the fact that she did not have a separate meter for irrigation, resulting in a very large water bill. Other members indicated what they have done for their irrigation system. It was mentioned that we might include the notion of separate water meters in the LHHA Guideline for new residents.

Don again brought up the idea of updating the LHHA By-Laws and Declaration. These documents were prepared by the Green Company in 1995 or 1996 and were developed to enable the build out of the LHHA neighborhood. Consequently, there are provisions in these governing

documents that do not apply to the current operations of LHHA. It was agreed that Mark and Don would speak with Robert Ducharme sometime in 2022 to have him possibly review the documents to determine if changes should be made.

There being no other LHHA business, the meeting was adjourned at 8:05 pm.

Respectfully submitted,
Egbert Baumgart, Secretary