

June 3, 2025

Start time: 7:00pm

End time: 8:19pm

Attendees

Tammy Crossman

Elizabeth McLaughlin

Jeff Lee

Kelly & Tim Allen

Fred Levasseur

Jana Stevens

William and Francine Whipple

Venkat Onkaram

Frank & Lolly Debois

Bruce Knowles

Ron Lavoie

Michelle Glines

Therese SanSoucie

Mary Corkery

Due to the rain, paving is now going to start the beginning of July,

The pump has had maintenance this year and AAA reassured that if maintenance is kept up there should be no immediate problems. It was decided that we will put \$6,000.00 in escrow for any maintenance/replacement that may be needed.

There was a question as to whether we own the underground infrastructure and water main and if we should be putting money into a fund for that possibility.

Fred agreed to call the town to see if we own the infrastructure.

The budget for the new year was discussed and it was proposed to be \$135.00 for the upcoming year. Any extra money will be put into our savings account until we reach 100,000.00 and then we can lower the fees.

*There were questions as to why the fees would be lowered and why the fees would ever go down?

*It was proposed to get the fees at 175.00 and use the additional money to scooping the end of the driveways when it snows.

*It was proposed that the money could be used to fix the drains as they are falling in.

* A proposal was given to lower the condo fees to \$150.00. In a vote 11 -owners agreed to have the fees at 150.00 vs. 4- opposed.

The new condo fee for the association will be 150.00 starting on July 1st.

The new mailboxes are completed and it was reported that a good job was done. Discussed the need to clean up around the mailboxes which can be done during the Spring Clean up.

Discussed the possibility of doing away with the P.O. Box. This will be tabled to next year because the payment was already made for the P.O. Box for the year.

There was a discussion about 5 Sunnybrooke Drive and the repairs needed. The owner has asked for an extension on the fees for 2 months. A vote was taken and the request was denied unanimously by the association. There will be a 3rd certified letter to the owner and the fees will start to be assessed starting July 1st, 2025.

There was a proposal to call the town about 5 Sunnybrooke being uninhabitable. A member will call anonymously to inquire about the process.

Fred discussed adherence to the bylaws and requested that an attorney be retained. The association members were in agreement that we should find a lawyer for the association and put them on a retainer.

Fred discussed the quotes for the driveways to be repaved was too high. Fred offered to have a quote from his vendor given for those that want to have their driveways repaved. The original list will be used for quotes and Jeff Lee wants to be added to the list.

Street sweeping will start to happen and Fred agreed to call the vendor for a quote.

Fred spoke about the NH Saves program which will do insulation on homes and Fred will share the phone number with the association.

Discussed the rules about outdoor cats and if there is anything in the bylaws about this and there is not.

A discussion about picking up dog waste and the need for this. It was discussed the dogs peeing on the grass was killing the lawns. It was discussed that those that didn't want dogs peeing on their grass could put up signs.

Breezeling is going up on their rates due to the incentive contract being up. Fred reports that he called to cancel and Breezline came down on their rates. Breezline also has a customer loyalty program that offers lower rates.

Spring Cleanup will be on June 21st with a rain date on June 28th.

Items to be completed:

Fire hydrants repainted. The city of Dover can supply the paint and Fred will look into this.

Front Entrance cleaned up and beautified.

Cleaning up around the mailbox.

If there are additional needs, please let a member of the board know.

A discussion about paying the secretary for their services was unanimously voted on in favor of. The secretary will be paid \$150.00/month and the condo fee will be waived for the secretary.

Laurie volunteered to write a newsletter for the association again.

It was discussed the need to change the President's email so personal emails are not being used.

New Board Members:

A unanimous vote on Kelly Allen being the new Secretary for the association.

A unanimous vote on keeping Fred Levasseur as President.

A unanimous vote on keeping Jeff Lee as treasurer.

A unanimous vote was taken to have Jennifer Michaud continue as a board member.

It was proposed that board members be added on as a second signer on the Sunnybrooke checking account.

Tom checked with the condo association to be changed to a co-op instead of a condo association and it was deemed not possible.

Due to the association being a condo association, getting loans on mobile homes are limited.