

Mirror Lake Estates Association

2022 Annual Meeting Minutes

The MLEA annual meeting took place on 30-Jul-2022 at the Tufonboro Public Library, and was opened by President Larry Gil at 10:00AM.

A total of 30 MLEA members were present at the meeting.

Meeting opening and Reports:

- 1) Introduction of new neighbors: No new neighbors were present.
- 2) Secretary's report from the 2021 MLEA meeting: The report had been emailed to members ahead of time for review. Bob Zimmerman did not receive the email. A paper copy was provided to Bob at the meeting. **Motion to approve the minutes as presented; so moved and 2nd. Approved unanimously.**
- 3) Treasurer's report: Presented by Treasurer Gary Philbin. The 2021-2022 budget, balance sheet and expenses were presented. Paul Thornton requested that, for subsequent meetings, the budget and balance sheet, along with the proposed budget for the current year be emailed to members prior to the annual meeting for review. Others agreed this was a good idea. **Motion to approve the treasurer's report as presented; so moved and 2nd. Approved unanimously.**
- 4) Road Agent Report: James and Glenda reported on the road cleanup project; thanked volunteers. Bob Zimmerman reported – the culvert nearest to the start of Mirror Lake Drive, near Bob Z.'s residence needs cleaning. James reported he has a tool which will be needed to help facilitate this project, however a backhoe is likely required. A suggestion was made that we ask the paving company if they could look at this culvert when they are here, and possibly clean it out while the requisite equipment is already on site. **Motion to approve the road agent report; so moved and 2nd. Approved unanimously.**

New Business:

- 1) Budget for the 2022-2023 year: Presented by Gary Philbin. A discussion ensued relative to the road maintenance budget item, and items such as removing encroaching vines, weeds and trees, and filling cracks on Bennett Farm Road were suggested as items to be addressed as part of road maintenance. Glenda Philbin asked for volunteers to carry out some of the aforementioned work. The budget includes a loan of \$15,000 to make up for a relatively small shortfall between the anticipated funds needed for the road project and the remainder of the year, and what we actually have as cash available. The approved budget is included:

MLEA Budget	21-'22 Budget	21-'22 Actuals	22-'23 Budget
Loan	\$5,109	\$5,109	\$0
Snow Removal	\$12,000	\$14,402	\$15,000
Road Maintenance	\$8,000	\$4,630	\$6,000
Energize Constuction (mowing of BFR 7/29/21)		1000	
Supplies for bags of patch (road clean day)		1120	
Road patch at entrance		2510	
Legal Contingency			\$1,000
Insurance	\$950	\$934	\$950
Misc	\$700	\$975	\$700
Lot 12 Grass		300	
Donations		200	
Consult with Attorney		300	
Mailing Supplies		75	
Filing in Small Claims Court		90	
Other		10	
	\$26,759	\$26,050	\$23,650

22 Road Project		Bank Cash Balances	
Project Cost	\$146,910	On Hand Cash	\$115,872
Estimated Increase	\$3,720	Less '23 Budget Needs	\$23,650
Total Project Cost	\$150,630	Available for Road Project	\$92,222
Less: Down Payment	\$48,480		
Estimated Balance	\$102,150	Road Loan	\$15,000
		* Note: MLEA will make first of two loan payment Sept 1 of '23. 23-'24 Budget will reflect this	

Motion to approve the budget; so moved and 2nd. Approved unanimously.

- 2) Upcoming road work and travel disruption on Mirror Lake Drive – informational: Road closing issues were discussed. People in the affected area will likely need to park their vehicles at Lot 12, and walk to retrieve their cars, possibly for two or more days, depending on weather and other construction related factors. Paul Thornton requested the specifications of the paving be sent to members via Email. Questions were raised related to whether we have any guarantees and/or penalties if the work is not completed in a timely manner. No such guarantees exist.

- 3) Report from the Landscape/Social Committee: Glenda Philbin gave the report, and thanks to people who were part of work details. There was a side discussion about the amount of sand and salt that was used on the roads. The MLEA picnic will take place on Sunday August 28th from 3:00 to 6:00 at Lot 12.
- 4) Discussion relative to forming a “Welcome” committee for new neighbors: Glenda Philbin and Janice Hardiman will come up with something and email same to members. Volunteers will be needed.
- 5) Discussion for a committee to propose updates to the MLEA bylaws: The following MLEA members volunteered to be part of this committee: Larry Urda, Gordon Hunt, Betsy Thornton, Steve Cloutier.
- 6) Discussion relative to placing a mirror at the end of Mirror Lake Drive to aid in exiting the road onto Route 109. Where to place; onto what would a mirror be placed; how much will this cost? Dr. Conway volunteered to do some research and report back.
- 7) Discussion of a Road Damage Bond: Who would police this? How would weight be determined? Does damage appear right away – delayed appearance of damage is an issue. Who would ultimately make the determination as to damage? Court costs and issues. No conclusions were reached.
- 8) Election of Officers: The slate of officers for the MLEA was presented as follows:
 - a) Larry Gil President standing for election Expires 2024
 - b) Alan Hardiman V. President standing for election Expires 2024
 - c) Steve Cloutier Secretary standing for election Expires 2024
 - d) Gary Philbin Treasurer elected in 2021 Expires 2023
 - e) Lan Peterson Trustee elected in 2020 Expires 2024
 - f) Larry Urda Trustee standing for election Expires 2026
 - g) James Grupp Trustee elected in 2019 Expires 2023
 - h) Glenda Philbin Trustee elected in 2021 Expires 2025
 - i) Bob Zimmerman Road Agent at will

Note: Glenda Philbin was omitted from the slate of officers as originally presented, and was added during the meeting. This was an oversight. Bob Zimmerman volunteered to be Road Agent. **Motion to approve the slate of officers, as amended; so moved; 2nd. Approved unanimously.**

Other Business:

- 1) Donations - \$50 to each of:
 - a) The Loon Preservation Society
 - b) Tuftonboro Fire Dep’t
 - c) NH Lakes Association
 - d) Mirror Lake Protective Association

Discussion about Lake Host and water quality. Several questions were raised about cyanobacteria warnings, and how these are decided and posted. Discussion about Lake Host at Lang Pond Road beach because people do launch boats from this area as well as at the main ramp on Route 109.

Motion to approve; so moved; 2nd Approved unanimously.

2) Neighborhood respect on early morning noise; i.e. Construction, jet skis

Discussion about various noise sources; issues. No motions or take-aways.

3) Discussion about safety, speed limits and unlicensed motor vehicles. No action items.

4) Verify contact information (Steve Cloutier had a printed sheet). Members made changes to their information as required.

5) MLEA Picnic – August 28th, Lot 12. Ossipee Mountain Boys will perform for our enjoyment!!

Motion to dissolve the 2022 Mirror Lake Estates Association Meeting. So moved; 2nd Approved unanimously.