

Mirror Lake Estates Association

2023 Annual Meeting Minutes

The 2023 annual meeting of the Mirror Lake Estates Association took place at the Tuftonboro Public Library on the 5th of August, 2023. The meeting was opened at 9:02AM by President Larry Gil.

19 member households were present at the meeting as follows: Bodwall, Marilyn 35 MLD; Cloutier, Steve 75 MLD; Dawson, John 23 MLD; Dirksen, Delilah 45 MLD; Gencorelli, Cate & Moaratty, Jeff 20 MLD; Gil, Larry 14 MLD; Hardiman, Alan 5 MLD; Hasselman, Karen 11 BFR; Herrick, Louise 69 & 71 MLD; Koning, Tom & Sharon 25 MLD; Kingston, John and Kathy 26 MLD; McDermot, Patrick and Lynne 41 MLD; Peterson, Carl 1 BFR; Philbin, Gary and Glenda 57 MLD; Rhul, Greg and Denise 53 MLD; Thornton, Paul and Betsy 6 BFR; Urda, Larry and Beth 61 MLD; Hoffer, Terry and Kathy 67 MLD; Zimmerman, Robert 6 MLD.

- 1) Steve Cloutier, Secretary, asked the members present for permission to record the meeting. This was granted unanimously.
- 2) Introduction of new neighbors by Larry Gil. The Kingstons had not previously attended a meeting of the MLEA, although they were at the picnic last year.
- 3) Late Notables: Bill Tryder, Fred Rogers, Cameron Hasselman, Carol Sheridan, Mary Williams
- 4) Introduction of Kathy Sciarappa from the Mirror Lake Protective Association. Kathy gave a presentation about the MLPA, and also various ways we can protect the lake.
- 5) Secretaries report – approve the minutes from the 2022 Annual Meeting. This was so moved, and approved unanimously.
- 6) The treasurer’s report was given by Gary Philbin. There was some discussion during the presentation related to snow stakes that were knocked down and are on the side of the road. The treasurer’s report was accepted unanimously. Note: Treasurer’s report and budget are separate documents.
- 7) Road Agent Report presented by Bob Zimmerman. Bob requested volunteers to work on smaller road projects. The MLD paving project was reviewed. Winter road maintenance was reviewed – plowing and sanding. Reviewed and discussed culvert cleaning projects. The repair of cracks on BFR was discussed; Sunday Paving was chosen by the board of directors to carry out this project. Runoff – erosion problem at BFR and RT 109 near 1 BFR (Peterson) – proposal for a catch drainage basin to properly divert and get the water safely down the road. Shoulder washout on MLD near the top of the road – Catch basins and stone should solve this problem. Bob asked for help applying cold patch to potholes on MLD, and for help in cleaning culverts. Plowing and sanding for the 23/24 winter season was discussed; Road stakes were requested by the plowing contractor. There was a considerable discussion about paid people V/S volunteers in carrying out various projects; if volunteers cannot be found, we will need to hire and pay outside contractors to carry out work on the roads. Paul T. asked about whether there is a warrantee on contract work we will, or have had done – specifically sealing on BFR, and paving of BFR and MLD. No warranties were granted by the vendors involved.

New Business

- 1) Gary Philbin presented the budget for the 2023/2034 year. The budget for the upcoming year was approved unanimously.

- 2) Report from the Landscape/Social committee was presented by Glenda Philbin. The MLEA picnic will take place on Sept 10th at lot 12. The Ossipee Mountain Boys will perform. Glenda discussed the possibility of Welcome Bags for new people. A clean-up day to clear brush near the entrances and along the road was discussed. Discussion about the Chinese Mystery Snails – no particular conclusion, other than at this point, they do not seem to be posing a problem.
- 3) Bylaw Committee – Larry Urda reported on meetings of the committee, and meetings with the attorney. Other topics discussed were the difference between trustees and an executive committee; bylaws vs covenants; voting requirements to amend the bylaws have changed to a 2/3 vote of the membership.
- 4) Election of Officers and Trustees. Notables – Gary Philbin, whose term was expiring, was nominated to continue to serve as treasurer for 2 years; James Grupp’s term as trustee was up, and he did not stand for re-election. Steve Cloutier nominated Paul Thornton (2nded by Larry Urda) for the now vacant position of trustee (4 year term).

Officers are as follows:	Position	Year Elected	Term Expires
Larry Gil	President	2022	2024
Alan Hardiman	V. President	2022	2024
Steve Cloutier	Secretary	2022	2024
Gary Philbin	Treasurer	2023	2025
Len Peterson	Trustee	2020	2024
Larry Urda	Trustee	2022	2024
Glenda Philbin	Trustee	2021	2025
Paul Thornton	Trustee	2023	2027
Bob Zimmerman	Road Agent	Appointed – at will	

The slate of officers was moved and 2nded, and approved unanimously.

Other Business

- 1) Donations - \$50 to each of the following:
 - a) The Loon Preservation Society
 - b) Tuftonboro Fire Department
 - c) NH Lakes Association
 - d) Tuftonboro Public Library
- 2) Encouraged MLEA members to join the MLPA
- 3) Neighborhood respect regarding early morning noise i.e construction; jet skis
- 4) Speed limits! Members were encouraged to watch their speed limits
- 5) Verify member contact information (this was done as people checked into the meeting)
- 6) MLEA Picnic
- 7) Paul Thornton proposed forming a committee to study the dues structure, specifically to charge a higher dues amount for more valuable houses, based on the Town assessment of the properties. There was considerable discussion, however in the end, when a vote was taken as to whether we should form such a committee, only 2 members voted in the affirmative – all others voted not to form said committee.
- 8) Motion to dissolve the meeting – approved unanimously.