

Mirror Lake Estates Association

2024 Annual Meeting Minutes

The 2024 annual meeting of the Mirror Lake Estates Association took place at the Tuftonboro Public Library on the 13th of July, 2024. The meeting was opened at 10:08 AM by President Larry Gil.

23 member households were physically present at the meeting as follows: Anderson, Gabriella 29 and 38 MLD; Cloutier, Steve 75 MLD; Collins, Gene and Marla, 4 Bennett Lane; Dawson, John 23 MLD; Gil, Larry 14 MLD; Hardiman, Alan and Janis, 5 MLD; Hasselman, Karen 11 BFR; Herrick, Louise 69 & 71 MLD; Hoffer, Terry, 67 MLD; Kingston, John and Kathy, 26 MLD; Koning, Tom & Sharon 25 MLD; McCarthy, Michael, 81 & 85 MLD; Michno, Edwin and Kathleen, 3 MLD; Mullen, Diane, 55MLD; Peterson, Len, 1 BFR; Philbin, Gary, 57 MLD; Rhul, Greg and Denise 53 MLD; Thornton, Paul and Betsy 6 BFR; Urda, Larry and Beth 61 MLD; Weiss, Oliver and Rita, 63 MLD; Zimmerman, Robert 6 MLD.

18 Proxies were received as follows: Bodwell, Marilyn, 35 MLD; Cassidy, Joan, 8 MLD; Conway, Ruth, 31 MLD; Elmstrom, Jon and Diane, 39 MLD; Exley, Lori, 37 MLD; Fraser, Jennifer, 44 MLD; Grupp, James and Rocky, 10 MLD; Jensen, Eric and Jessica, 19 MLD; Kelly, Patricia, Lot 20 MLD; Lies, Taylor and Alison, 11 MLD; McCarter, Majorie 32 MLD; McDermot, Patrick and Lynne, 41 MLD; Nemec, Otto and Gail, 49 MLD; Rogers, Anne 7 BFR; Sprague, William and Diane, 15 MLD; Tran, Nhan, 36 MLD; Tryder, Julie, 9 MLD; Tyler, John, 38 MLD.

A total of 41 Members were available for voting, either in person or via proxy. If we assume 58 total members, 39 affirmative votes will be required to pass any changes to the bylaws – any such changes require a 2/3 vote of the total membership.

Introductions and Reports

- I) President Larry Gil delivered the President's report. He first reported on the passing of longtime members Warren Cassidy, 8 MLD and Dr. James Conway, 31 MLD and extended our condolences to their families. He also introduced new neighbors to our community Mark D Leibsla and Lori Lee Drumm 9 Bennett Farm Rd and Timothy and Audra Kearney who are building a new home on vacant land at 7 Bennett Farm Rd. Larry then asked Kathy Sciarappa from the Mirror Lake Protective Association to address the assembly.
- II) A motion to approve the 2023 annual meeting minutes (previously emailed to the membership) was made, and accepted (unan.).
- III) The Treasurer's report was presented by Gary Philbin. The motion to accept the report was made and passed (unan.).
- IV) The Road Agent report was presented by Bob Zimmerman as follows: Accomplishments from the previous year – Heavy rain caused erosion at the shoulders at the hill on MLD near the Rt 109 end of the road – washout was going to cause damage to the road. The same problem existed at BFR near the Rt 109 end of the road, near Peterson's. Water was running off Rt 109. The association hired a contractor to address the MLD problems – adjusted the grade to get the water away from the shoulder. At BFR, trap rock was installed on the Peterson side of the road to slow down the water running down the hill. Also filled in the washed out section.

Resealing on BFR to prevent further cracking of the pavement.

Volunteer efforts – planted grass on the sides of MLD to hold the soil.

To be done:

Plant more grass along the shoulders of MLD to reduce erosion.

Possibly more resealing of BFR to prevent cracking.

Overgrowth on the northside of BFR – Bob Z. is talking to contractors to cut that back again (was done in 2021);

Cold Patch to fill in some holes and weak areas along MLD, some driveway entrances and shoulders are very steep and need to be addressed.

Repairs to the Loop Road – a contractor has been chosen to perform this work.

NEW BUSINESS

- I) Landscape Committee Report – There was no report.
- II) Budget for 2024-2025 - Gary Philbin presented the proposed budget for the upcoming fiscal year. A motion was made by Alan Hardiman to amend the budget by adding an additional donation for the MLPA to the list of organizations to which we make donations of \$50.00. A discussion ensued. Paul Thornton questioned whether we have the money, and the question was also raised as to whether the MLEA should make these donations at all. Do we receive a thank you or acknowledgement for our donations (this was answered and in fact we do). The motion to amend was ultimately voted upon with 3 NO votes, with the remainder voting in the affirmative. The main motion as amended was then voted upon, which passed unanimously.
- III) Update the MLEA Bylaws – Larry Gil presented the proposed changes made to the bylaws. It was noted that our consulting attorney made many recommendations with respect to possible bylaw changes, and some of these may appear in future proposals to update the bylaws. At this time, the proposed changes correct errors, correct inconsistent language and nomenclature, and make other adjustments consistent with current New Hampshire law.

A motion to accept the proposed changed bylaws was made and 2nd. To update the bylaws requires an affirmative (yes) vote by 2/3 of the membership which is 39 members. The votes: All members (23) present at the meeting who actually voted, voted in the affirmative with 1 member abstaining. This breaks down to 22 members present at the meeting voting in the affirmative. 17 of the 18 proxy votes received also were in the affirmative. The final tally was: 39 affirmative (yes), 1 NO and 1 abstention. The vote to amend the bylaws passed with 2/3 of the members voting to approve the bylaw changes. The bylaw changes will go into effect immediately.

- IV) Election of Officers and Trustees – It was noted at the meeting that we should change the nomenclature “Trustee” to “Director”, and this was noted. Larry Urda made a motion from the floor to appoint Terry Hoffer as a director. Terry accepted the nomination, and was thus added to the list of directors. It was further noted at the meeting that Larry Urda’s term was in fact not expiring and therefore not standing for election, as directors are elected for a 4 year term, with

only 2 years being fulfilled in Mr. Urda's term as of this point. A motion to approve the updated slate of officers was made and passed.

OTHER BUSINESS

- I) Donations - A motion was made to add the MLPA to the list of organizations to which we make donations, and this was passed. The amended list was then voted upon, with 3 NAY votes and all others in the affirmative. The final list of organizations is as follows, with the MLEA donating \$50.00 to each:
 - a) The Loon Preservation Society
 - b) The Tuftonboro Fire Dep't
 - c) The NH Lakes Association
 - d) The Tuftonboro Public Library
 - e) The Mirror Lake Protective Association (MLPA)
- II) MLPA membership - Members were encouraged to join the MLPA.
- III) Neighborhood respect on early morning noise; i.e. construction, jet skis. Gabriella Anderson from 29 MLD introduced herself, and discussed what the Andersons are doing with respect to the demolition of the existing house at 29 MLD, and subsequent construction of a new dwelling on the same site.
- IV) Speed on association roadways – members were encouraged to be mindful of their speed when driving on the association roadways, particularly the new section of MLD, as well as coming down the hills from Route 109 on both MLD and BFR, as speeds tend to increase in these areas. Dianne Mullen mentioned that perhaps 20 MPH (the current posted speed limit) is too fast.
- V) Member contact information and directory – Steve Cloutier talked about the member directory, and once the directory has been updated, an email will be sent to all members with a link to the directory and the MLEA web site.
- VI) MLEA Picnic will take place on August 24th at Lot 12 at 5:00. Music will be performed by Common Crossing.

MOTION TO DISSOLVE THE MEETING – the motion was made to dissolve the meeting, and 2nd and so voted.

Respectfully submitted by Stephen Cloutier, MLEA secretary.