

Minutes from MLEA annual meeting held July 31,2021

New neighbors were introduced

Attendance included Larry Gil, Steve Cloutier, Alan and Janis Hardiman, Larry and Beth Urda, Paul Thorton, Doug Herrick, Cameron and Karen Hasselman, Bob Zimmerman, Julie Tryder, Brian Mikol, Marjorie Conlon, Jonathan Kuczmariski, Greg and Denise Ruhl, Marilyn Bodwell, John Dawson, Oliver Weiss, Warren Cassidy, Len Petersen,

There was no Secretary's report

Treasurer's Report was given and accepted (see report for details)

Road Agent's and Landscape committee's reports were read(see individual reports for content)

Copies of the following reports were presented to the membership:

"Mirror Lake Estates Association 2021 Annual Meeting Agenda dated July 31, 2021",
Mirror Lake Dr Repaving Project Overview Authorizations for Project and Funding July 31 2021,
"Finances of MLEA".

A quote from Sunday Paving & Sealing, Inc # 1484 Date 07/07/2021 Estimate \$99,350.00

Article #1 Election of Officers

Gary Philbin # 57 MLD was elected as Treasurer replacing Julie Tryder #9 MLD

Jan Hardiman # 5MLD was elected as Secretary replacing Pat Kelley # 41MLD

Glenda Philbin #57 was elected as Trustee replacing Phil Sheridan #50 MLD

| MLEA Officers & Trustees | Position | Year Elected | Term Expires |
|--------------------------|-----------|--------------|--------------|
| Lawrence Gil # 14MLD | President | 2020 | 2022 |
| Steve Cloutier # 75 MLD | V. Pres. | 2020 | 2022 |
| Gary Philbin # 57 MLD | Treasurer | 2021 | 2023 |
| Jan Hardiman #5 MLD | Secretary | 2021 | 2023 |
| Glenda Philbin # 57 MLD | Trustee | 2021 | 2025 |
| Len Peterson # 1 BFR | Trustee | 2020 | 2024 |

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|----------------------|----------------------|------|------|
| Larry Urda # 61 MLD | Trustee | 2020 | 2022 |
| James Grupp # 10 MLD | Trustee | 2019 | 2023 |
| James Grupp # 10 MLD | Road Agent (at will) | | |

Board of Trustees was accepted

Article #2 Proposed Road Work for 2021- 2022 Reclaim and repave a section of Mirror Lake Drive from the intersection with Bennett Farm Road to # 79 MLD.

Current Paving Status Update See Mirror Lake Repaving Project Overview for more complete information. MLEA President Larry Gil #14 MLD and Road Agent James Grupp # 10 MLD, identified more than 60 individual potholes and determined that hiring a contractor to do the patching was not a cost effective option. We then sought a bid in 2020 from that Contractor GMI to pave the road and one was provided. Two bids were received in the spring of 2021, one by Integrity Earthworks and the second by Sunday Paving and Sealing. It was determined at the MLEA Board of Trustees meeting on dated May 20, 2021, that of the three, Sunday Paving and Sealing provided the best viable solution to reclaim and repave Mirror Lake Drive from Bennett Farm Road to # 79 Mirror Lake Drive. See Sunday Paving & Sealing Quote # 1484.

Road Motion 1: To Repair Mirror Lake Dr. in year 2021 from Bennett Farm Rd thru # 79 Mirror Lake Dr (MLEA Lot) 37 or take any other action hereto:

Per Sunday Paving Quote:

- 47,460 Sq. Ft.
- Reclaim existing asphalt in place
- Install 400 yards of gravel in heavily damaged areas
- Fine grade and vibratory compact to sub base materials
- Pave 2.5 “
- Repair culverts, as required

The motion received considerable discussion about the adequacy of the quote and completing the project in 2021. A Motion to amend “to strike completion in 2021” was approved by the majority of the membership present . A second amendment was proposed and seconded to strike the reference to the Sunday Paving proposal from the original motion. It was accepted by the membership by majority vote. A Road Subcommittee was to be appointed to best determine the specifications for reclaiming and repaving the road.

The formation of a Road Subcommittee was approved by the majority of the membership present.

The Amended Road Motion 1, as follows, was presented and read to the membership: *To Repair Mirror Lake Drive, from Bennett Farm Rd thru #79 Mirror Lake Dr lot 37 or take any other action hereto:*

The above motion was seconded, and was approved by the majority of the members present.

Road Motion 2: *To levy a Special Assessment to all Members of the MLEA to provide funding for Road Motion 1 and to further authorize the MLEA Board of Directors to obtain financing (if needed) for said project, or take any other action hereto:*

The Special Assessment shall consist of a one-time payment of \$2000 per member, due in the year in which the project will take place. This is the lowest cost option. Or for members who want to finance the Assessment. The Special Assessment shall be paid in \$600 / year increments, over 4 consecutive years, with the first payment due in the year in which the project will take place. This is a more costly option, as bank fees, interest and other charges (legal, etc) will be incurred. Note : This assessment is above and beyond yearly dues This is contingent on the MLEA obtaining a bank loan, if needed, to fund the balance of the cost of the project MLEA will likely need to use MLEA Lot 12 as collateral for the loan*

Road Motion 2 also generated considerable discussion. They included the hardships of Special Assessments imposed on members with fixed incomes. Discussion raised concerns about the inequities of assessments charged for undeveloped lots and owners with multiple lots. Discussion also was raised by some members over the wording within the original motion and objections to the use of Lot 12 as collateral.

An amendment to Road Motion 2 was proposed and seconded to remove MLEA Lot 12 as collateral for a loan. The membership voted by majority to remove "MLEA Lot 12 as collateral for a loan"

The membership and Board of Trustees engaged in the lengthy discussion on other possible funding mechanisms with no resolution. **Brian Mikol # 21 MLD stepped forward and presented an amended Road Motion 2 which read as follows:** *Road Motion 2: To levy a Special Assessment to all Members of the MLEA to provide funding for Road Motion 1 and to further authorize the MLEA Board of Directors to obtain financing (if needed) for said project, or take any other action hereto:*

The Special Assessment shall consist of a one-time payment of \$2000 per member, due in 2021. Or The Special Assessment shall be paid in \$400 / year increments over six consecutive years, with the first payment due in 2021. Note : This assessment is above and beyond yearly dues This is contingent on the MLEA obtaining a loan, if needed, to fund the balance of the cost of the project.*

The motion to amend Road Motion 2 was seconded, and was then approved by the majority of members present.

The amended Road Motion 2 was the presented to the membership by Larry Gil #14 MLD and seconded by Larry Urda #61 for their vote. The majority present at the meeting voted yes to amended Road Motion 2.

C. Discussion regarding a possible road damage charge in the event of road damage occurring as a result of construction or similar activities taking place at an owner's property or lot. An Impact Fee was discussed for new structures on lots that are sold. The membership decided these issues would be addressed by the Road SubCommittee.

3) Budget 2021 -2022 A proposal by the Board of Trustees to raise the annual dues to \$650 estimated. The purpose of the increase was to allow the MLEA to accrue sufficient funds for upcoming, future major road repairs (which will be needed) and therefore removing the need for, or significantly reducing the amount of a Special Assessments. Discussion ensued over the amount of the dues increase and financial hardships it imposed. It is the Board of Trustee's position that our current dues structure is no longer serving the needs of the Association.

The motion was raised and seconded to increase the dues to \$650 per year starting in 2022. The majority present at the meeting voted yes to raise the annual dues to \$650 per year starting 2022.

4) During the upcoming year review and propose possible bylaw changes for the 2022 MLEA annual meeting.

Other Business

- 1) Donations \$50 to each of the following: a) The Loon Preservation Society, b) Tuftonboro Fire Dept., The NH Lakes Association, d) The Mirror Lake Protective Association. All donations were approved by the majority of membership present.
- 2) the following are topics to be discussed at the annual meeting:
 1. Verify directory / contact information **Steve Cloutier will be creating a new MLEA directory / contact list Paul Thorton volunteered to distribute hard copies of the contact list**
 2. Thank neighbors for their volunteer efforts and activity. **MLEA Board of Trustees acknowledged the efforts by all of the owners to make Mirror Lake a great place to live. Gifts were presented to Phil Sheridan(outgoing trustee), Julie Tryder (outgoing treasurer), and Pat Kelley (outgoing secretary) for their dedication and hard work.**
 - 4) Driving speeds **All MLEA roads are posted to be 20 mph "Drive as if it were your children playing on the road.**
 5. Boat /kayak/ canoe storage on lot 12 is to be only on the right side.
 - 6, Neighborhood respect for the use of jet skis

early morning use is discouraged. 7. Neighborhood respect with construction activity All residents are encouraged to schedule / start construction and contractor activities no earlier than 7AM. 8. Encourage owners to maintain the Rights of Way along their respective properties by cutting back trees and branches as necessary to prevent intrusion onto the paved portions of our roads. 9. MLEA picnic scheduled for August 29th.

Meeting adjourned at 12:30