

Eidelweiss Property Owners' Association, Inc.

One Eidelweiss Drive
PO Box 1017
Madison, NH 03849-1017

Email: EPOA@EidelweissVillage.com

Website: www.EidelweissVillage.com



Annual Meeting Minutes May 24, 2025 At Madison Library, Chick Room

1. The meeting was called to order at: 9:06 am
2. Pledge of Allegiance
3. Introduction of the Board of Directors
4. Approval of May 25, 2024, Annual Meeting Minutes

Motion to accept was made by Diana Charron and seconded by Gene Charron. Motion passed.

5. Village District Commissioners Report - Report precursors: Mark Graffam, Wooda McNiven, Nancy Cole

A. Mark Graffam gave an overview of the projects for 2025 which included managing FEMA grants and the roads, grading the roads, the water system, the uranium issue and muddy beach well.

B. Wooda McNiven gave a speech about the need to look ahead and for volunteers.

C. Nancy Cole spoke about 3 ordinances that are being updated/changed/clarified – highway and parking (including the Huttwil parking lot), driveway, and water ordinances. Public hearing will occur in the future. There is a 10-day announcement before the meeting takes place. Meetings will be on weekends or in the evening.

D. Questions included: how to get in touch with the commissioners, the relationship with the town of Madison, re-evaluation will be taking place this year by the town of Madison, the outhouses at the beaches, have a late in the day or evening meeting to allow others to attend, number of houses within the VDOE (500 houses, and 20-30% residence), and kayak rack at Eidelweiss beach.

6. Report of Officers:

A. President's Comments

Highlights included web site update, e mail updated, need for volunteers, and joining the EPOA.

B. Treasurer's Report was given by Bob Ingram

EPOA Treasurer's Report 1/01/2024- 12/31/2024

Summary

Starting Balance 1/1/2024 **\$7,544.13**

Credits

Membership Dues PayPal	Home 106 Land 13	3,198.63
Membership Dues check	Home 54 Land 7	1,690.00
Donation		365.00
t-shirts		370.00
Fleece & sweatshirts		2,551.10
Venmo Tests		2.00

Total Credits \$8,176.73

Debits

Entrance Sign	Taxes & Electric	303.05
Fleece & sweatshirts		3,473.12
T-shirts		586.20
Membership drive mailing		622.47
Website Hosting		100.00

SSL Certificate		75.00
Coffee VDOE Annual Meeting		18.11
Goodies EPOA Annual Meeting		28.97
Boat Registration & Seat repairs		206.41
Insurance		500.00
Flowers		104.91
Music on the Beach		150.00
Cookout		536.69
Ice cream socials		67.30
Misc Supplies		297.29
House number signs		147.00
Flags		156.87
Go Daddy		874.85
Fall Walk		82.41
Xmas lights & bows		81.82
Venmo Tests		4.00

Total Debits **\$8,416.47**

Ending Balance as of 12/31/2024 **\$7,304.39**

PayPal Balance		\$5,073.53
Savings Acct		\$100.00
Checking Acct		\$2,130.86

EPOA Treasurer's Report 1/01/2025- 5/22/2025

Summary

Starting Balance 1/1/2025 **\$7,304.39**

Credits

Membership Dues Cheddar Up	Home 74 Land 8	2,949.64
Membership Dues check	Home 17 Land 4	820.00
Donation General Operation Cheddar Up		55.00
Donation Capital Projects Cheddar Up		120.00
Mugs		26.00
Savings Account Interest		0.25
Flag		75.00

Total Credits **\$4,045.89**

Debits

Entrance Sign	Taxes & Electric	107.16
Flag Purchase		125.00
Mugs		220.00
Goodies for VDOE Annual Meeting		66.28
Garden Cleanup / Mulch		1,250.00
Boat Registration		58.50
Webhosting CompeteNow		100.00
Membership Drive Postage		60.00

Total Debits **\$1,986.94**

Ending Balance as of 5/22/2025	\$9,363.34
Cheddar Up Balance	\$3,124.64
Savings Acct Gen Op - 4100.25 Capital Proj - 239.31	\$4,339.56
Checking Acct	\$1,899.14
Expected Expenses	\$3,000.00
Net Balance	\$6,363.34

C. Membership

1. 175 members in 2024 with 46 new members; 2025 there are 103 members
2. Dues Increase: Homeowner, Vacant-Land-Only Owner
2025 Increase: 40, \$25
2026 Proposed Increase \$50, \$30. No one spoke or voted against this increase.
3. Capital reserve fund started to plan for expensive items that need to be replaced in the future, i.e. front entrance sign

D. EPOA Apparel & Paraphernalia

Kerry McNiven and Angela Carini gave a report about the available merchandise.

7. EPOA Social Events & Service Projects:

- A. The completed 2024 projects were reviewed.
- B. The planned 2025 events were reviewed.
People were interested in possibly having a holiday party.

8. Election of Directors:

A. Two Seats that are up for election this year:

3-year Term ending 2028 Nominees:

Bryan Cronin

Bob Ingram

Mindy Prescott made a motion to cast one ballot seconded by Nancy Cole. Motion passed

B. Continuing Directors who are NOT up for reelection:

3-year Term ending 2026 Director:

Angela Carini

Diane Rozek

3-year Term ending 2027 Director:

Doug Prescott

Kerry McNiven

Larry Sodano

Appointment of four or more alternates with 1-year Term ending 2026

Bob D'Ambro

9. Old Business: None

10. New Business: None

11. Adjournment- Time: 10:46 am

Motion made to adjourn was made by Diane Rozack and seconded by Brian Cronin . Motion passed.

Respectfully submitted,

Kerry J McNiven

May 24, 2025