



HOMEOWNERS ASSOCIATION
Holderness, NH 03245

President's Report
Board of Directors Quarterly Meeting

December 12, 2022

Over the past few months, the Board has worked to assure our community has the best tools possible to manage our affairs.

Replaced 3 Lakes with Micah Property Management to handle landscaping and winter snow removal. The transition was a bit shaky with fall cleanup at the end of October and the need to hire additional help to remove leaves around Fairway. Thanks to Bob Fitzpatrick, a reasonable alternative was found to provide this service. With the first snowstorm came the transition with Micah and a better understanding of what was needed for cleaning up after a winter storm. Fortunately, we haven't needed these services since then and will be watching to make sure Micah follows through to the satisfaction of our owners. He has purchased a tractor with a snow blower for use at Highland Colony and it is sitting under cover in the parking area by the tennis court.

Speaking of the tennis court. A BIG shout out to Ernie Coupe and his team for the repairs of the tennis court surface. This work saved our association from having to hire out the project.

The Board is still working with our management company to figure out the water problems that many owners are encountering with sediment clogging filters and discoloring appliances. It is a concern that needs to be dealt with and a solution found to provide clean drinking water to all homeowners.

The fall repairs to our property for rot repair have not gone as we had hoped. The company hired to provide these services has continually pushed further and further in the future. Our management company has been unable to get many of the projects on our maintenance list accomplished over the last two years. This summer we had two units painted and one unit reroofed. This is far from what we had wanted to accomplish.

Which leads me to the last part of this report. Due to our dissatisfaction with our current management company over the last few years since it was sold to a new owner, the Board searched for an alternative to manage our affairs at Highland Colony. This fall an alternative was found in a highly recommended management company in Campton under the leadership of Nancy Ehlers. After an interview and due diligence, the Board worked with the Lincoln Condo Management Group to draw up a contract between us. We'll be reviewing this proposal at our meeting today and taking a formal vote on making this change.