



## Board of Directors Minutes

*Monday, September 11, 2023*, | 9:00AM | The Freshly Painted and Re-Roofed Highland Colony Clubhouse

*Meeting called by* Kate Newell-Coupe, President

Board members read these minutes on September 21, 2023, via email [as authorized by RSA 356-B:37, and in accordance with Roberts Rules of Order Newly Revised, 48:12] There being no corrections, President Coupe declared the minutes approved.

### Board Members

Kate Newell-Coupe, President Greg Pitman, Assistant to the President (non-voting) Bob Fleck, Treasurer	Bob Fitzpatrick, Secretary Annie Hoyer, at-large Cyndy White, at-large
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### Management

Nancy Ehlers, Managing Agent Lincoln Condominium Management Group, LLC (owner)	John Carpenter, C.P.A. Lincoln Condominium Management Group
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### Association Members

Ernie Coupe Dot Ely Hiram Ely	Judith Gooch Larry Gooch Steve Kelly	Paul Rizzo Kathy McGuiness Jan Panagoulis	Ron Snyder Bob Tuveson Bill White
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### Agenda Adjustments:

Kate Coupe

- Bob Fleck asked for an update on the Moriarty Management dispute regarding what we regarded as an unwarranted bill. Answered: We have questioned the bill, it has not been paid, and there has been no response to our letter.
- Bob Fleck commented that the newsletter should be approved by the Board prior to being sent if there is an implication that it is distributed by the board.
- Tennis Net. Nancy will take it down when she is asked. Ernie Coupe mentioned that he had patched the court and had at his own expense painted the court. Nancy Ehlers mentioned that she has connections for tennis court repair.

### President's Report:

Kate Coupe

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Dear Highland Colony Members,

I want to extend warm greetings to all residents. I am delighted to be the new President of our extraordinary and beautiful Highland Colony. This letter intends to provide information on what your volunteer HC Board of Directors has accomplished and updates on the continuation of repairs and maintenance since we last met.

This was another year of transition as we attempted to return to a new normal, still catching up from the pandemic and welcoming our new Property Manager, Nancy Ehlers. As we all can see, great things are happening around our condo neighborhood.

Instead of reiterating what Bob Fitzpatrick has graciously documented in his newsletter, I will briefly comment on what has been an accomplished, eventful, and busy year.

Things are going well at the HC. We have a fresh-looking entry as we come up Mt. Prospect. Since that is our front door, we must look good, and it certainly does now, thanks to the efforts of Nancy, Micah, and our hard-working crews.

The Clubhouse looks great – it has been painted at Nancy's suggestion to match the colors of the duplex on the property, and it now looks like it is part of Highland Colony. The painters did an excellent job, and then the roofers came and put on two layers of shingles in one day – they did a fantastic job.

The Pool is looking great -Nancy will give us more information in her report, but there are a lot of improvements you cannot see, but one is there is a new pump for the Pool.

The Tennis Court was painted last fall, and a new net was installed. It was used frequently this summer despite the court still needing serious repair.

The Brush Area is quite full. We are very fortunate to have such a place, and it has been a wild success seeing it is almost full. George Hill made some excellent suggestions about the storage area. Also, seeing the wooden walkways stored there brings up Nancy's concerns about their safety. I understand there is some controversy – many prefer the wooden walkways and feel the walks are more dangerous without them, and Nancy will talk about this in her report.

The Pump House, the electrician and our water man are trying to get new electricity because we cannot put it underground -which is too expensive. A solution would be to put a pole and wire across Fairway- more about this at the meeting.

The drainage on Muirfield is severe and will need to be addressed ASAP. Nancy will provide more details. We need to credit Micah, who has done a lot of work fixing the swales on Wedgewood and Troon. The work he put into that has saved us a great deal of money and road repair after every rainstorm.

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Three Roofs need repair before the cold weather arrives. Again, Nancy will give us an update.

I have noticed things happening now; everyone is coming forward with repairs they want to see done. It is excellent to know there is enthusiasm for the aesthetics of our Association, but we will have to defer to Nancy, who is working on a list and identifying the areas most in need. Unfortunately, everything cannot happen in one day.

I look forward to seeing you all and hearing from you if you have any questions. I also want to thank my fellow Board members for all their support and help during the summer months.

Kate

### **Treasurer's Report:**

Bob Fleck

Treasurer Fleck reported that he has served on the Board for seven years and feels we are now on track to get things done and to pay for it. He asked for a breakdown of where our money is going and what are our project priorities. Mr. Fleck submitted a copy of our tax return for 2022. (attached)

### **Financial Report:**

John Carpenter,  
C.P.A. L.C.M.G.

Mr. Carpenter mentioned that the principal from our reserve CD account is earning \$450 to \$500 per month, and there is currently no need to use money from that account.

The Operating Account had \$92,000 at the end of August. Mr. Carpenter explained the vagaries of a financial report due to when bills are received and when they are paid. Outstanding bills are not reflected in the financial reports, *e.g.*, we have yet to pay \$30,000 for the rebuilding of the pumphouse. He assured us the finances are on track, and outstanding debts are accounted for in our budgeted accounts.

Since our last meeting bills were sent out for the 1<sup>st</sup> quarter via email. \$70,000 in bills were sent out. Of this he has collected \$62,000 so far. He explained that sometimes the bills sent via email end up in a spam folder, or for various reasons may be missed by members. All bills had been paid by the end of the last fiscal year. He is not concerned about the \$8,000 in outstanding bills and is confident they will be paid.

No surprises in the Income statement for the last two months. The plan was to put \$30,000 into the Capital Reserve account, and Nancy Ehlers has spent about \$30,000 of that on capital projects. There appears to be a small savings in the Repairs and Maintenance account; however, this is because money usually spent from this budget has been subsumed by our major projects, such as painting.

Bills paid include:

- LCMG monthly management fee.
- Vermont Mutual general liability and property insurance
- Trash Pick Up
- Electricity
- Micah's Property Maintenance contract
- Pool Maintenance
- Pool Cover

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- State Water services
  - Bob Fitzpatrick for speakerphone for remote access to meetings.
  - Bob Fitzpatrick for downloading Condo Instruments (by-laws and declaration) from Grafton Registry of Deeds
  - Ogden Construction \$32,000.
  - Painting deposit

### **Budget Attachments:**

- **Profit & Loss Budget vs. Actual** July through August 2023 (Attachment A)
- **Balance Sheet** as of August 31, 2023 (Attachment B)
- **Profit & Loss Budget Performance** July through August 2023 (Attachment C)

The financial report was received for filing.

### **Discussion:**

Nancy Ehlers agreed to investigate an anomalous electric bill. There was speculation the high bill may have been due to a short circuit at the pumphouse. Our three electric bills are usually about \$35, \$35, and \$150.

A question was asked about setting aside money for septic systems and plans for future projects. Ms. Ehlers indicated that we have money for emergencies. Mr. Carpenter volunteered that part of the purpose of the \$100,000 CD would be to address such issues.

### **Management Report:**

We have been very busy this summer. Here is the update on the current projects.

#### Pump House

Upon initial inspection with Jack Evans, our water manager, we found several deficiencies which were confirmed by the State during our first inspection. The roof was rotting away, and probably would not last through next winter. The dehumidifier was broken and not working. Water was leaking into the pump room, through the electrical panel and we found several dead mice. Mold was also found in the ceiling. The building was not vented, and the design was bad. The state gave us two months to complete the repairs and we are just about finished. The spray foam will be completed this week. We changed the design of the building and cleared some brush. We are now working with Isaac Newton of Isaac Newton Electrical Contractors, and the electrical company to finish the upgrade and install new panels. The panels within the pump house are rusted due to the moisture over a period of years. We are still waiting for the electric company to give us a quote which should be coming this week. The electricity service was not to code and is being

Nancy Ehlers,  
Managing  
Agent, Owner,  
L.C.M.G.)

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moved closer to the pump house. A pole will be installed, and the new electric service will be run above ground into the pump house. This should prevent water from getting in thru the conduits. This project was budgeted for \$40,000.00. Jason, from Jasmor Properties, re-framed and built the new structure as well as demolished the old building. The roof was vented. We added a new steel entry door and vinyl siding. His work came in on budget at \$30,000.00 and I have the other \$10,000.00 allocated for the electrical repairs. This should all be completed in the next few weeks. The electrician will also be replacing the heater.

### Pool

We will be closing the pool on Monday morning. At the beginning of the season, we were having problems keeping the pump running. Troy tried to rebuild it but it was too far gone, so we did replace the pump. The pool cover was also repaired this season. Towards the end of the season, the pool started to lose more water each day,, so we will have to have that checked next season when we open the pool. We also cleaned out the pool pump house at the beginning of the season and reorganized that room.

### Clubhouse

The clubhouse has been repaired. Both decks have been replaced with Trex and re-supported. Most of the rotten siding was replaced and the building was recently painted to match the rest of the homes. This past Friday, the roof was replaced. They found two old layers of shingles and lots of moisture between the layers. The new roof was completed Friday as well. The front slider needs replacing. I have a brand-new Pella Slider still in packaging in my barn and have asked our carpenter to measure. If it fits, I will donate that to the clubhouse as it is taking up much needed space. We will address the changing rooms and bathrooms next season.

### Tennis Courts

We did install a new net this year and will be taking it down after Columbus Day. Next year we will get a price for the Tennis Court repairs.

### Walkways/Drainage

I have been working with Will Hess from Hess engineering. We have walked the site on several occasions, and I am trying to set up another meeting with Micah. Will Hess is willing to work with us on an hourly basis in order to come up with a plan. The walkways need to be raised, and some type of swale needs to be created to get the water out and re-directed. I hope to have more info next week.

### Windows/Skylights

Just a reminder that windows and skylights are the owner's responsibility. If you would like a quote on any of your windows, please give me a call and we will get an estimate for you. Skylights need to be replaced when your roofs are done. Listed below are the current prices for skylights for the different options you will have.

Fixed- \$1,000.00

Venting- \$1,500.00

Venting Solar- \$2,300.00

Blinds- \$500.00

### Roofing

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The roofs are being replaced with Owens Corning shingles with a 50 year warranty. The roofing is being done by Jason, of Jasmor Properties. Shaun walked most of the roofs, and they are being done based on priority and damage. In addition to the clubhouse, units 12, 13, 24, and 25 are the 2 additional buildings that we will re-roof this year. Units 20 and 21 will be next year along with another building that has not been determined yet. In addition to the roofs, some of the chimney caps and flashing need repairs. After they finish the new roofs, I will ask them to look at the others and do minor repairs to get us thru the winter. There are at least 6 other roofs that they suggested replacing within the next 1-3 years. The other roofs could last 5-7 years. The two roofs scheduled for this year will be done in the next few weeks, after this week's rainstorm. We still need to look at roofs on Springer & Highland.

#### Painting

The clubhouse has been painted. In addition, 4 units- 2 buildings will also be done. Units 14 and 15 are in progress as the rot repairs were completed. Leah Lawry of Mad River Painting is the company on site. After they complete the unit painting, they will go around and paint all the repairs made by P.R.E.P. Contractors last December. In addition, units 24 & 25 will also be painted after the roof repair.

#### Water System

Jack Evans continues to maintain the water system and is happy about the pump house repairs. We will still have the tanks inspected by Brian from Mass tank this fall to come up with a plan for future actions. If he does find a problem, we will have to find another temporary source of water if additional work needs to be done. That will take some planning, so more on this in the future after he completes the inspection.

#### Septic Systems

Your tanks are on a service schedule and will be checked this fall.

#### Decks

If any deck is in total failure or unsafe it will be replaced as needed. If a board of two is rotted and needs replacing, they will be replaced separately with pressure treated wood. Railings will be pressure treated and added as our budget allows. The decks are the Associations responsibility. It is cost effective if the deck is in failure to replace the deck boards with Trex so the repair will last longer.

#### Rot Repairs

We have a huge list. We are still working through all the paperwork and owner requests. Our intention is to go unit by unit and we have been working with James Ogden. He has already completed repairs on the clubhouse, units 14 & 15 and will be working on units 24 & 25 and other miscellaneous units repairing rotted areas.

#### Tax Return

The tax return has been filed for the year ending June 2023.

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The following Roof Report was submitted by Jasmor Roofing indicating an estimate of the remaining viability of existing roofs:

**Muirfield Lane:**

**#12 & 13** 1-3 Years- signs of decay everywhere, chimney flashing has holes, skylights need replacing, lots of moss.

**#24 & 25** 1-3 Years- 24 leaking- should be done ASAP. Skylights should be replaced – signs of decay everywhere

**#14 & 15** 1-3 Years- Cap falling apart, wear & tear on shingles, chimney & Skylights need replacing & work

**#22** Fairly new roof, has newer skylights

**#26 & 27** Roof done recently but has older skylights

**Wedgewood:**

**#41 & 43** 7 years +

**Clubhouse:**

1-3 Really needs this year

**Troon:**

**#20 & 21** 1-3 years left. #20 has new skylight but shingles around it are damaged, needs chimney reflashed. #21 needs skylight

**#16 & 17** 1-3 years left. Signs of decay, needs chimney flashing and skylights

**Fairway Drive:**

**#5** 5-7 years left

**#3 & 4** 5-7 years left, gutters not draining

**#8 & 9** 5-7 years left, cracked in the back

**#6 & 7** 5-7 years left

**#10 & 11** 5-7 years left

President Coupe extended thanks to Nancy and John for their hard work.

**Jack Evans and water testing.**

Mr. Evans arrived unexpectedly and recruited Members to leave water samples.

**Old Business**

- The Board agreed to draft a policy regarding reimbursing owners for costs incurred when making needed repairs that should have been the Association's responsibility.  
(from "IV. Approval of Annual Minutes 2022" bullet two): "Treasurer Fleck offered a correction for page 6, bullet five, regarding reimbursing owners for costs incurred when making needed repairs that should have been the Association's responsibility. The suggestion was that such reimbursements should undergo some form of control. As a control for this practice, Mr. Fleck proffered the process, 1.) the owner would submit a modification repair request and 2.) if the repair weren't undertaken within a certain amount of time, the owner would prove the necessary qualifications to carry out the repair, and the Board would determine an approved reimbursement amount. In response, Mr. Gooch recollected

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that the discussion did occur but that the group did not reach a resolution. This matter was moved to a future agenda item for further consideration."

Mr. Gooch suggested the Board draft a policy.

- Legal Document, By-Laws  
Secretary Fitzpatrick reported that this project has stalled, but he plans to take it up again soon.

Bob Fitzpatrick

## New Business

- Discussion on timing of receipt of financials  
There was a request to hold board meetings later in the month to account for the previous month's financial information. The Board agreed to take this up at the next meeting.
  - Status of Bylaws, Declaration and Association Rules and Regulations to comply with State regs.
    - Enforcement of current documents as written and approved
    - There was a discussion of the role of the Board in appointing members and choosing who will handle which office.
- The group is referred to [N.H. Rev. Stat. § 356-B:37](#) regarding minutes

### NEW HAMPSHIRE

### REVISED STATUTES ANNOTATED

### CHAPTER 356-B

AS OF AUGUST 29, 2022

#### **356 B:37. Meetings.**

I. Meetings of the unit owners' association shall be held in accordance with the provisions of the condominium instruments at least once each year after the formation of the association. The bylaws shall specify an officer who shall, at least 21 days in advance of any annual or regularly scheduled meeting, and at least 7 days in advance of any other meeting, provide to each unit owner notice of the time, place, and purpose or purposes of such meeting in conformity with RSA 356-B:37-a. The minimum time to give notice may be reduced or waived for a meeting called to deal with an emergency. Purposes of the meeting shall include any budget

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A question about insurance from Mr. Tuveson. What does the Master Condo Association Insurance cover...bare wall coverage, single entity coverage or all-in coverage? The Board and Management agreed to look into more specifics regarding the insurance question.

Meanwhile, the group is referred to:

[NH Revised Statutes Annotated C 356-B:43 Insurance.](#)

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- Discussion of Internet access at the clubhouse. Ms. Ehlers will investigate a group rate.

**Announcements:**

Treasurer Bob Fleck announced his resignation with regret, explaining that personal issues and business have intervened causing him to make this decision. We are very grateful for his many years of dedicated service. We thank him for his work.

**Adjournment**

Motion to adjourn:

Meeting adjourned at 11:18.

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8:43 AM  
 09/08/23  
 Accrual Basis

**Highland Colony Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
 July through August 2023

	Jul - Aug 23	Budget
<b>Income</b>		
4010 · Dues Assessment Income	70,147.50	70,147.50
4510 · CD/MMA Interest Income	933.02	583.34
<b>Total Income</b>	<u>71,080.52</u>	<u>70,730.84</u>
<b>Gross Profit</b>	71,080.52	70,730.84
<b>Expense</b>		
5000 · Management Fees	2,750.00	2,750.00
5050 · Insurance	3,031.60	2,756.67
5200 · Trash Removal	450.00	450.00
5250 · Electricity	402.53	950.00
5300 · Maintenance		
5305 · Contract Grounds	7,500.00	7,500.00
5520 · Siding/Deck Repair & Painting	0.00	4,666.67
5300 · Maintenance - Other	0.00	2,833.33
<b>Total 5300 · Maintenance</b>	<u>7,500.00</u>	<u>15,000.00</u>
6200 · Open Common Area Maintenance		
6205 · Open Natural Area Maintenance	0.00	750.00
<b>Total 6200 · Open Common Area Maintenance</b>	<u>0.00</u>	<u>750.00</u>
6300 · Pool Operations		
6305 · Pool Daily Maintenance	610.00	0.00
6300 · Pool Operations - Other	0.00	2,200.00
<b>Total 6300 · Pool Operations</b>	<u>610.00</u>	<u>2,200.00</u>
6400 · Water System		
6410 · Water Testing	30.00	
6400 · Water System - Other	0.00	1,083.33
<b>Total 6400 · Water System</b>	<u>30.00</u>	<u>1,083.33</u>
7500 · Miscellaneous		
7550 · Reserve Allocation/Contribution	0.00	37,500.00
7500 · Miscellaneous - Other	210.99	66.67
<b>Total 7500 · Miscellaneous</b>	<u>210.99</u>	<u>37,566.67</u>
7600 · Administration and Taxes		
7650 · Legal and Professional	211.90	500.00
7600 · Administration and Taxes - Other	0.00	125.00
<b>Total 7600 · Administration and Taxes</b>	<u>211.90</u>	<u>625.00</u>
8000 · Reserves		
8015 · Rot Repair	31,604.72	0.00
8025 · Pumphouse Repair	290.00	
8030 · Painting	4,000.00	
<b>Total 8000 · Reserves</b>	<u>35,894.72</u>	<u>0.00</u>
<b>Total Expense</b>	<u>51,091.74</u>	<u>64,131.67</u>
<b>Net Income</b>	<u><u>19,988.78</u></u>	<u><u>6,599.17</u></u>

8:24 AM  
 09/08/23  
 Accrual Basis

**Highland Colony Homeowners Association**  
**Balance Sheet**  
 As of August 31, 2023

	Aug 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · BNH - Cash - Operating Account	92,481.98
1120 · BNH - Cash - CD Account	119,079.33
<b>Total Checking/Savings</b>	211,561.31
<b>Accounts Receivable</b>	
11000 · Accounts Receivable	7,825.96
<b>Total Accounts Receivable</b>	7,825.96
<b>Other Current Assets</b>	
1400 · Other Assets	1,375.00
<b>Total Other Current Assets</b>	1,375.00
<b>Total Current Assets</b>	220,762.27
<b>TOTAL ASSETS</b>	<b>220,762.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	9,142.45
<b>Total Accounts Payable</b>	9,142.45
<b>Total Current Liabilities</b>	9,142.45
<b>Total Liabilities</b>	9,142.45
<b>Equity</b>	
3200 · Current Year Income/Loss	81,439.94
3910 · Retained Earnings	110,191.10
Net Income	19,988.78
<b>Total Equity</b>	211,619.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>220,762.27</b>

8:36 AM  
09/08/23  
Accrual Basis

**Highland Colony Homeowners Association**  
**Profit & Loss Budget Performance**  
July through August 2023

	Jul - Aug 23	Budget	Jul - Aug 23	YTD Budget	Annual Budget
<b>Income</b>					
4010 · Dues Assessment Income	70,147.50	70,147.50	70,147.50	70,147.50	280,590.00
4510 · CD/MMA Interest Income	933.02	583.34	933.02	583.34	3,500.00
<b>Total Income</b>	<u>71,080.52</u>	<u>70,730.84</u>	<u>71,080.52</u>	<u>70,730.84</u>	<u>284,090.00</u>
<b>Gross Profit</b>	<u>71,080.52</u>	<u>70,730.84</u>	<u>71,080.52</u>	<u>70,730.84</u>	<u>284,090.00</u>
<b>Expense</b>					
5000 · Management Fees	2,750.00	2,750.00	2,750.00	2,750.00	15,500.00
5050 · Insurance	3,031.60	2,756.67	3,031.60	2,756.67	15,540.00
5100 · Snow Removal	0.00	0.00	0.00	0.00	22,500.00
5200 · Trash Removal	450.00	450.00	450.00	450.00	2,700.00
5250 · Electricity	402.53	950.00	402.53	950.00	5,700.00
5300 · Maintenance					
5305 · Contract Grounds	7,500.00	7,500.00	7,500.00	7,500.00	22,500.00
5520 · Siding/Deck Repair & Painting	0.00	4,666.67	0.00	4,666.67	14,000.00
5300 · Maintenance - Other	0.00	2,833.33	0.00	2,833.33	17,000.00
<b>Total 5300 · Maintenance</b>	<u>7,500.00</u>	<u>15,000.00</u>	<u>7,500.00</u>	<u>15,000.00</u>	<u>53,500.00</u>
6200 · Open Common Area Maintenance	0.00	750.00	0.00	750.00	1,500.00
6205 · Open Natural Area Maintenance	0.00	0.00	0.00	0.00	0.00
<b>Total 6200 · Open Common Area Maintenance</b>	<u>0.00</u>	<u>750.00</u>	<u>0.00</u>	<u>750.00</u>	<u>1,500.00</u>
6300 · Pool Operations	610.00	0.00	610.00	0.00	0.00
6305 · Pool Daily Maintenance	0.00	2,200.00	0.00	2,200.00	5,500.00
6300 · Pool Operations - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 6300 · Pool Operations</b>	<u>610.00</u>	<u>2,200.00</u>	<u>610.00</u>	<u>2,200.00</u>	<u>5,500.00</u>
6400 · Water System	30.00	1,083.33	30.00	1,083.33	6,500.00
6410 · Water Testing	0.00	0.00	0.00	0.00	0.00
6400 · Water System - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 6400 · Water System</b>	<u>30.00</u>	<u>1,083.33</u>	<u>30.00</u>	<u>1,083.33</u>	<u>6,500.00</u>
7500 · Miscellaneous	0.00	37,500.00	0.00	37,500.00	150,000.00
7550 · Reserve Allocation/Contribution	210.99	66.67	210.99	66.67	400.00
7500 · Miscellaneous - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 7500 · Miscellaneous</b>	<u>210.99</u>	<u>37,566.67</u>	<u>210.99</u>	<u>37,566.67</u>	<u>150,400.00</u>
7600 · Administration and Taxes	211.90	500.00	211.90	500.00	2,000.00
7650 · Legal and Professional	0.00	125.00	0.00	125.00	500.00
7600 · Administration and Taxes - Other	0.00	0.00	0.00	0.00	0.00
<b>Total 7600 · Administration and Taxes</b>	<u>211.90</u>	<u>625.00</u>	<u>211.90</u>	<u>625.00</u>	<u>2,500.00</u>
7700 · Website Hosting	0.00	0.00	0.00	0.00	250.00

8:36 AM  
 09/08/23  
 Accrual Basis

Highland Colony Homeowners Association  
**Profit & Loss Budget Performance**  
 July through August 2023

	Jul - Aug 23	Budget	Jul - Aug 23	YTD Budget	Annual Budget
8000 - Reserves					
8015 - Rot Repair	31,604.72	0.00	31,604.72	0.00	0.00
8025 - Pumphouse Repair	290.00		290.00		
8030 - Painting	4,000.00		4,000.00		
<b>Total 8000 - Reserves</b>	<b>35,894.72</b>	<b>0.00</b>	<b>35,894.72</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>51,091.74</b>	<b>64,131.67</b>	<b>51,091.74</b>	<b>64,131.67</b>	<b>284,090.00</b>
<b>Net Income</b>	<b>19,988.78</b>	<b>6,599.17</b>	<b>19,988.78</b>	<b>6,599.17</b>	<b>0.00</b>

<b>U.S. Income Tax Return for Homeowners Associations</b>		OMB No. 1545-0123			
Form <b>1120-H</b>		<b>2022</b>			
Department of the Treasury Internal Revenue Service					
Go to <a href="http://www.irs.gov/Form1120H">www.irs.gov/Form1120H</a> for instructions and the latest information.					
For calendar year 2022 or tax year beginning July 1, 2022, and ending June 30, 20 23		Employer identification number <b>02-040300</b>			
<b>TYPE OR PRINT</b>	Name <b>Highland Colony Homeowners Association</b>				
	Number, street, and room or suite no. if a P.O. box, see instructions.				
	P.O. Box <b>400</b>				
	City or town, state or province, country, and ZIP or foreign postal code <b>Plymouth, NH 03264</b>				
Check if: (1) <input type="checkbox"/> Final return (2) <input type="checkbox"/> Name change (3) <input checked="" type="checkbox"/> Address change (4) <input type="checkbox"/> Amended return					
A Check type of homeowners association: <input checked="" type="checkbox"/> Condominium management association <input type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association					
B Total exempt function income. Must meet 60% gross income test. See instructions . . . . .		B <b>201,764.00</b>			
C Total expenditures made for purposes described in 90% expenditure test. See instructions . . . . .		C <b>189,358.00</b>			
D Association's total expenditures for the tax year. See instructions . . . . .		D <b>189,358.00</b>			
E Tax-exempt interest received or accrued during the tax year . . . . .		E			
<b>Gross Income (excluding exempt function income)</b>					
1 Dividends . . . . .	1				
2 Taxable interest . . . . .	2	4,113.00			
3 Gross rents . . . . .	3				
4 Gross royalties . . . . .	4				
5 Capital gain net income (attach Schedule D (Form 1120)) . . . . .	5				
6 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797) . . . . .	6				
7 Other income (excluding exempt function income) (attach statement) . . . . .	7				
8 <b>Gross income</b> (excluding exempt function income). Add lines 1 through 7 . . . . .	8	4,113.00			
<b>Deductions (directly connected to the production of gross income, excluding exempt function income)</b>					
9 Salaries and wages . . . . .	9				
10 Repairs and maintenance . . . . .	10				
11 Rents . . . . .	11				
12 Taxes and licenses . . . . .	12				
13 Interest . . . . .	13				
14 Depreciation (attach Form 4562) . . . . .	14				
15 Other deductions (attach statement) . . . . .	15				
16 <b>Total deductions.</b> Add lines 9 through 15 . . . . .	16	0.00			
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8 . . . . .	17	4,113.00			
18 Specific deduction of \$100 . . . . .	18	\$100			
<b>Tax and Payments</b>					
19 <b>Taxable income.</b> Subtract line 18 from line 17 . . . . .	19	4,013.00			
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.) . . . . .	20	1,203.90			
21 Tax credits (see instructions) . . . . .	21	0.00			
22 <b>Total tax.</b> Subtract line 21 from line 20. See instructions for recapture of certain credits . . . . .	22	1,203.90			
23a 2021 overpayment credited to 2022 . . . . .	23a				
b. 2022 estimated tax payments . . . . .	23b				
c Total . . . . .	23c				
d Tax deposited with Form 7004 . . . . .	23d				
e Credit for tax paid on undistributed capital gains (attach Form 2439) . . . . .	23e				
f Credit for federal tax paid on basis (attach Form 4136) . . . . .	23f				
g Add lines 23c through 23f . . . . .	23g				
24 <b>Amount owed.</b> Subtract line 23g from line 22. See instructions . . . . .	24	1,203.90			
25 <b>Overpayment.</b> Subtract line 22 from line 23g . . . . .	25				
26 Enter amount of line 25 you want: <b>Credited to 2023 estimated tax</b> <span style="float: right;"><b>Refunded</b></span> . . . . .	26				
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.					
<b>Sign Here</b>	Signature of officer _____ Date _____ Title _____				
	May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Paid Preparer Use Only</b>	Print/Type preparer's name <b>John Carpenter *</b>	Preparer's signature _____	Date _____	Check <input checked="" type="checkbox"/> if self-employed	PTIN _____
	Firm's name <b>White Mountain Consulting, LLC</b>			Firm's EIN <b>487-90-787</b>	
	Firm's address <b>21 Tribune Road, Thornton, NH 03269</b>			Phone no. <b>603-348-1359</b>	
For Paperwork Reduction Act Notice, see separate instructions.			Cat. No. 11477H	Form 1120-H (2022)	