



POASI

**Property Owners at Suissevale Inc.
17 Langdorf Street
Moultonborough, NH 03254**

**603-476-5177
Suissevale@hotmail.com**

POASI BOARD OF DIRECTORS MEETING

DATE: November 15, 2014

LOCATION: Suissevale Clubhouse

President Steve Testa called the meeting to order at 8:01 am.

Attendance:

Directors Present: John Barba, John Brennan, Rich Deforge, Nick DeMeo, Scott Duplisea, Hank Hardaway, Pat Monahan, Ron Prescott, John Silipigno, Steve Testa, Peter Zagami and Tom Mullins

Directors Absent: Stacey DeSimone

Guests: Bob Boyan, Elaine Keating, Brian Wilks, Margaret Morerod, Alicia Morerod, Debby Canty, Mike Howlett, Ken West and Steve Miller

OPEN SESSION

MEETING MINUTES APPROVAL:

- The minutes for October 18, 2014 were reviewed and a motion was made by John Barba and seconded by Pat Monahan and approved by unanimous vote.

TREASURER'S REPORT: (John Barba)

- Treasurer's Report for October 2014 was reviewed. Motion was made by Ron Prescott to approve the Treasurer's Report as presented and seconded by Hank Hardaway and approved by unanimous vote.

FINANCE REPORT: (John Barba):

- John Barba discussed in detail finances for the month of October and year to date 2014.
 - Income reports and expense reports were reviewed for October 2014.
 - The monthly financial memo for period ending October 31, 2014 was distributed.
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- John explained the construction loan for the new water system. Closing on the loan should take place within 60 days, loan is in the amount of \$1,200,000 and repayment is based on a term of ten years.
- John Barba has tendered his resignation to the Board of Directors effective December 31, 2014
- John explained that he has enjoyed working with all the Board member and that this will be his last Board of Directors meeting.

INVESTMENT REPORT: (Bob Boyan)

- One Home was sold:
Schwanli Street \$135,000.00

COMMITTEE REPORTS:

INFRASTRUCTURE: (Rich Deforge)

WATER: (Hank Hardaway - Ron Prescott – Rich Deforge)

- Ron reported water use to date is down substantially.
- Ron explained the new server for the GPS tracking system. He has already recorded 40 service values and water lines.
- Rich Deforge reported that there are a few maintenance items at the old pump house that need to be done.

ROADS: (Rich Deforge, Hank Hardaway)

- Hank reported that rocks in a few roads have been blasted.
- Rich explained that Wintersport, Moser, Hannah and Elcid Streets have been graveled.

COMMON PROPERTY: (John Brennan)

- John explained geese away project to date.
- The 'Geese Away' floats have been removed from the lagoon for the winter.

ADMINISTRATION: (Nick DeMeo)

COMMUNICATIONS/PUBLIC RELATIONS/WEBSITES TECHNOLOGY:

- Nick explained electrical lighting work as well as data wiring has been done in and outside of the Clubhouse.
- New cameras have been added to the Clubhouse with a DVR recorded and one new camera has been added to the beach overlooking the marina.
- Pat and Nick reported that they are currently working on the Policies and Procedures for Election Process.
- Postal Station operations are going well.

PUBLIC RELATIONS: (Pat Monahan)

- No report.

OPERATIONS: (John Brennan)

WATERFRONT OPERATIONS: (Tom Mullins – John Silipigno)

- Chairs have been removed from the beach.
- Rocks will be put in front of the entrance of the parking lot for the winter.

SOCIALS: (Stacy DeSimone)

- No report.

MARINA: (Scott Duplisea)

- No Report.

PENDING AND OLD BUSINESS:

- Steve Testa reviewed the Board of Directors composition of members. There was a discussion on whether the Board should fill the vacancy of the treasurer, now that John Barba is retiring from the Board as of December 31, 2014. Steve reminded the Board that it is stated in the By-Laws in Article 3, Section 8 “ *Any vacancy in the Board of Directors occurring by reason of an increase in the number of directors, or by reason of the death resignation, disqualification, removal (unless a vacancy created by the removal of a director by the members shall be filled by the members at the meeting at which the removal was effected) or inability to act of any director or otherwise, shall be filled for the unexpired portion of the term by a majority vote of the remaining directors, though less than a quorum, at any regular meeting or special meeting of the Board of Directors called for that purpose.* ”

Motion:

A motion was by Peter Zagami to fill the open Board of Director position in January 2015 at the first meeting of the New Year. The motion was seconded by Nick DeMeo. The Vote was opposed by John Brennan and Rich Deforge.

Motion:

A motion was made by Rich Deforge to fill the Treasurer’s position on the Board by nominating Tom Mullins. Motion to accept was made by Nick DeMeo and second was Hank Hardaway. Vote was unanimous.

- **2015 Budget**

The 2015 projected budget was presented to the Board by Steve Testa. A projected budget included anticipated revenue and expenses and reviewed by the Board.

Motion:

A motion was made by Nick DeMeo to accept the 2015 Budget as presented. Seconded by Hank Hardaway. Vote was unanimous.

New Water System

- Rich Deforge explained that we are waiting for Hydrosorce to go through the permitting process and applications. The abutting property owners within 1,000 feet of the wells will be contacted.
Hydrosorce will monitor the abutting property owners well during the testing period. During the 5 to 25 days of pump testing Hydrosorce will watch the water levels of wells in the neighborhood.
- John Barba explained that the loan application process with Meredith Village Bank is progressing. The MVSB will require Suissevale to have Builders Risk Insurance. Rich Deforge told the Board that the appraisal of the 44 acre site has been completed and the construction schedule will be 2 years. During construction the MVSB will hire an inspector to oversee the project.
- John Barba explained the proposed changes in the By-Laws made by Jason Reimers, the POASI lawyer.

“Amendment to the By-Laws of Property Owners Association at Suissevale”

Article 11, Section 5(a) **prior to amendment:**

Section 5 – Quorum:

- (a) Thirty Percent (30%) of the total number of members entitled to vote at any meeting shall constitute a quorum for all purposes and a majority of those present and voting shall be necessary for undertaking any action except that the sale, mortgage, or transfer of any real estate owned by the corporation shall require an affirmative vote in person or by proxy, of two-thirds (2/3) of the total number of members entitled to vote.

Article 11, Section 5 (a) **with proposed amendment:**

Section 5 – Quorum:

- (a) Thirty Percent (30%) of the total number of members entitled to vote at any time at any meeting shall constitute a quorum for any purpose.

Motion:

A Motion was made by John Barba to approve the changes in the By-Laws as presented and seconded by Rich Deforge. The vote was unanimous.

- John Brennan awarded John Barba with a plaque and thanked him for work and service to the Suissevale Board of Directors for the past four years. John Barba thanked the Board and said that he has enjoyed working with Bob Boyan and the Board.
- John Brennan presented Bob Boyan with a clock for the past 26 years of work for Suissevale.
This will be Bob Boyans last Board of Directors meeting since he will be retiring as of December 31, 2014. Bob shared that it has been a pleasure working for Suissevale and the Board of Directors.

At 10:40 am Nick DeMeo made a motion to adjourn the meeting and Scott Duplisea seconded the motion, the vote was unanimous.

NEXT MEETING: January 17, 2015

CLOSED SESSION

No closed session.