



## **POASI**

**Property Owners at Suissevale Inc.**  
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### **POASI BOARD OF DIRECTORS MEETING**

**DATE:** March 21, 2015

**LOCATION:** Suissevale Clubhouse

Nick Demeo called the meeting to order at 8:00 am.

#### **Attendance:**

Directors Present: John Brennan (via phone), Rich Deforge, Nick DeMeo, Ron Prescott, Steve Testa (via phone), Peter Zagami, Mike Donahue, Stacey DeSimone, Pat Monahan and Tom Mullin

**Directors Absent:** John Silipigno, Hank Hardaway, Scott Duplisea

**Guests:** Elaine Keating, Brian Wilks, Maria Wilks, Margaret Morerod, Terry Morerod, Debbie Canty, Mike Howlett, Sandy Decourcy, John Davis, Ginny Davis, Ed Kaers, Barbara Brash, Mark Brash, Dave Robar, Agnes Robar, Steve Miller, Mark Wetzal, Frank Holland, Bob Robar, Wendy Krauss, Miller Krauss, Bob Swisher and Arlane Zagami

### **OPEN SESSION**

#### **MEETING MINUTES APPROVAL:**

- The minutes for February 21, 2015 were reviewed and a motion was made by Ron Prescott and seconded by Tom Mullins and approved by unanimous vote.

#### **TREASURER'S REPORT:** (Tom Mullins)

- Treasurer's Report for February 2015 was reviewed. Motion was made by Pat Monahan to approve the Treasurer's Report as presented and seconded by Stacey DeSimone and approved by unanimous vote.

#### **FINANCE REPORT:** (Tom Mullins):

- Tom Mullins discussed in detail finances for the month of February 2015.
  - Income reports and expense reports were reviewed for February 2015.
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- The monthly financial memo for period ending February 28, 2015 was distributed.

**INVESTMENT REPORT: (Elaine Keating)**

30 Sundorf Street \$205,000.00

**COMMITTEE REPORTS:**

**INFRASTRUCTURE: (Rich Deforge)**

**WATER: (Ron Prescott – Rich Deforge)**

- Ron reported water use to date is down substantially.
- Rich Deforge explained that there was one frozen water service line on Geneve Street. Suissevale owned the service line.
- A leak was found by a homeowner on Paglia Street. This leak was running for four days and over 100 thousand gallons of water lost.

**ROADS: (Rich Deforge, Hank Hardaway)**

- The Town of Moultonborough has posted a 6 ton weight limit on the roads.

**COMMON PROPERTY: (John Brennan)**

- Suissevale entrance sign will be repaired and replaced in the spring.

**ADMINISTRATION: (Nick DeMeo)**

**COMMUNICATIONS/PUBLIC RELATIONS/WEBSITES TECHNOLOGY:**

- Nick has been working on updating the Wi-Fi in the Clubhouse.

**PUBLIC RELATIONS: (Pat Monahan)**

Election update

- Information and Petition to be on the election ballot was posted on the website late this year.
- We have received 5 Petitions from Mark Brash, Deborah Canty, Ginny Mooney Davis, Steve Miller and Bob Robar to have their name be placed on the Election Ballot.
- The five new Suissevale members who will be on the 2015-2016 election ballots will be invited to give a short biography at the April meeting.
- Board of Directors will be asked to let Pat Monahan know by April 4<sup>th</sup> if they will be running again for the Board.
- The Election Ballot will be put together for approval at the May Board of Director meeting.
- Pat Monahan explained the applications for the Moultonborough Academy High School are due by the middle of April. The applications for a dependent of a Suissevale homeowner is due by June 1<sup>st</sup>.

**OPERATIONS: (John Brennan)**

**WATERFRONT OPERATIONS:** (Tom Mullins)

- Rich Deforge explained that Suissevale is investigating the permitting process and cost to remove rock in the water near the Suissevale boat launch.

**SOCIALS:** (Stacy DeSimone)

- Stacey reported that the 2015 Summer Activities Calendar will be available for the April Board meeting.

**MARINA:** (Scott Duplsea)

- No Report

**PENDING AND OLD BUSINESS:**

- Rich Deforge reported to the Board of Directors that the Town of Moultonborough has plans to upgrade Castle Shore Road and States Landing Road. They are trying to slow down traffic on the streets. With this plan they would like to close Baden Street. Rich has informed the Town that Suissevale has water lines running down Baden Street and we would like access to the water lines. Another issue is the snow plowing issue. The Town of Moultonborough will not plow a dead end street. There will be an informational meeting at Town Hall on April 20, 2015 at 6:00 p.m.
- Rich Deforge explained that there was no new information on the new water development project. We are still reviewing issues with the easement on the located land for the water project.
- Nick DeMeo and Pete Zagami reviewed – Amendment to the By-Laws, Article II, Section 5(a) Quorum that was passed at the November 2013 Board of Directors meeting.

“Amendment to the By-Laws of Property Owners Association at Suissevale”  
Article II, Section 5(a) **prior to November 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 in person or by proxy, of two-thirds (2/3) of the total number of members entitled to vote.

Article II, Section 5 (a) **Voted to change at the November 2014 meeting**

Section 5 – Quorum:

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

**Motion:**

**A motion was made by Rich DeForge to rescind the Amendment to the By-Laws, Article II, Section 5(a) Quorum that passed at the November 2014 Meeting. The motion was seconded by Peter Zagami. Vote was unanimous.**

- Elaine Keating reviewed the accounting review proposals from the three different accountants.

**Motion:**

**A motion was by Nick DeMeo for an accounting review of the Suissevale financials by Leone, McDonnell and Roberts the accounting firm from Wolfeboro for \$4,000.00. But not to exceed \$7,000.00. Stacey DeSimone seconds the motion. The vote was unanimous.**

- Peter Zagami explained the Leak Protocol and Procedures. Peter discussed the water leak in March and that search teams were out two different days. He felt that the email blast should go out sooner. Nick DeMeo suggested that the Water Committee review the Water Leak Policies and Procedures again before it would be voted on by the Board.
- Deborah Canty gave the Board of Directors a power point presentation which explained what the Covenants Sub Committee approach has been to the Covenants. This presentation explained the initial introduction letter to be sent to members on March 28, 2015. Once the Covenants package is dispersed to all members we will hold 2-3 town hall style meetings to answer any questions and concerns of the membership. Fifty-one percent of the membership voting in the affirmative is required for passage. Covenants voting will be by mail or in person and will be tracked. All ballots will be Locked and secured in the Business Managers Office. All Board members will receive a draft copy of the Covenants and synopsis to review in the next week.

**Motion:**

**A motion was made by Rich DeForge to approve the Covenants introduction letter to be sent to the membership. The motion was seconded by Ron Prescott. The vote was unanimous.**

- Tom Mullins informed the Board that new beach passes will be available through the Business Office this May. It has been seven years since we issued new beach passes and he has ordered 700 new passes.
- Elaine Keating reported that she has hired Barbara Walsh, a Suissevale member to clean the Clubhouse. She will be advertising in the local newspapers and on the Suissevale web site for the summer staff.
- Steve Testa reviewed the new projects list. Ron Prescott asked for an additional \$2,500.00 of project money to finish up the survey of all of the value locations. This is one of the requirements by Department of Environmental Services in developing a new water system. Ron explained that he uses the Suissevale iPad with the Water Network computer program to locate the water values.

**Motion:**

**A motion was made by Nick DeMeo to approve the \$2,500.00 of project money to finish up the survey of the water values. The motion was seconded by Stacey DeSimone. The vote was unanimous.**

- Nick DeMeo explained the formation of a new committee to discuss the different options to replace the existing Clubhouse front doors.

At 10:20 am Tom Mullins made a motion to adjourn the meeting and Rich Deforge seconded the motion, the vote was unanimous.

**NEXT MEETING:** April 18, 2015

**CLOSED SESSION**

No closed session.