

**MAMMOTH HOLLOW CONDOMINIUM OWNERS ASSOCIATION**

**5 Old Orchard Way  
Manchester, NH 03103**

**ANNUAL MEETING 1999**

**DATE:** October 26, 1999  
**TIME:** 7:30pm  
**PLACE:** The Coombs/35 Old Orchard Way  
**PRESIDING:** Lenore Coombs, President

**PRESENT:** Ed Pouliot/Connie Pouliot #37; Betsi DeVries #14; Doug Machos #18; Don Harkins #31; Doreen James/Bruce Hardy #24; Bob McKinney #33; Rick Krikorian/Linn Krikorian #10; Dick Howell #32; Will Kenerley/Mary Ann Kenerley #28; Sue Pichette/Dan Pichette #29; Lenore Coombs #35; Bill Ducharme #30-by proxy

**SUBMITTED BY:** Linn Krikorian, Secretary  
October 31, 1999

TOPIC	DISCUSSION	OUTCOME / FOLLOW-UP
	The meeting was called to order at 7:46pm by Lenore Coombs.	
<b>ROLL CALL</b>	Roll Call was taken; a list of attendees is above. It was noted that as approximately two thirds of the unit owners were either in attendance or had submitted proxies a quorum was indeed present.	
<b>NOTICE OF MEETING</b>	A motion was made to waive the reading of the Notice of the Annual Meeting.	Don Harkins moved to waive the reading of the Notice; Betsi DeVries seconded the motion, which carried without dissent.
<b>MINUTES OF 1998 ANNUAL MEETING</b>	The Minutes of the 1998 Annual Meeting were read by Linn Krikorian.	Betsi DeVries moved to accept the Minutes as read; Doug Machos seconded the motion which passed without comment.
<b>PRESIDENT'S REPORT</b>	The President's Report, a synopsis of the Board's activities over the past year, was given orally by Lenore Coombs. The generators which were purchased for the septic systems in the event of a sustained power failure were mentioned, and it was noted that although three were bought in total, one for each individual septic pump in the event of power problems due to Y2K, only one will be retained by the Association after the first of the year; with the other two units being sold to either Association owners, or other individuals, in order to recoup some of the expense incurred. 'Gardenview', the development to our south was also mentioned. The boundary dispute between the two communities was discussed, and it was noted that Gardenview's developer, Bob Meissner, had had the	

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	<p>property correctly surveyed. The easements granted to MHCOA by Bob Meissner, in order to run a sewer line hook-up underneath the entrances to Old Orchard Way were highlighted; and included an arborvitae "fence" along a portion of the boundary line, a complete restoration of the roadway sections affected by the sewer line hook-up, and an easement granted to the Coombs due to the fact that their deck encroaches, in part, onto Gardenview's land.</p> <p>The Entrance Signs made to be installed at both the north and south entrances to Mammoth Hollow were mentioned, noting that the signs say 'Mammoth Hollow – A Private Community' in order to discourage public use of our land and roadway.</p> <p>Other Board highlights included submitting a petition to the Board of Mayor and Aldermen for sidewalks along Mammoth Road south of Bodwell Road; communicating with CLD to obtain an updated time frame for the work to be done as stipulated in the easement agreement between MHCOA and the City of Manchester; and the status of the Snow Plowing contract bids for the winter of 1999/2000.</p> <p>Finally, Lenore reminded all unit owners present that there are three Board positions opening up; and that although it is a volunteer Board, it does take a fair amount of time and commitment, and this should be considered prior to assenting to serve on the Board of Directors.</p>	
<b>FINANCIAL REPORT</b>	<p>The report on the state of our finances, given by Bob McKinney, noted that the Trash Removal fees had increased twice within the past year, and that this would certainly be over budget for 1999 as this occurred without notice, and was therefore not anticipated. The expense of obtaining the Entrance Signs was also mentioned, noting that this was taken from savings, and not from our Capital Reserve fund. It was further noted that to date, all snow removal bids submitted were substantially higher than in prior years; and that, depending on how the contract for this year was awarded coupled with any substantial snowfall, we may be over budget for this service by the end of 1999. Bob further stated that we should probably consider increasing the dollars allocated to snow removal in next year's budget, as the bids received over the past few years have been escalating.</p> <p>The status of our Reserve Fund, especially in view of rising costs for services, made note of the fact that although the dollar amount has steadily increased over the past few years, we should ensure that these monies are kept aside for the eventualities of sewer hook-up, as well as road resurfacing, when this becomes a necessity.</p> <p>Increasing our Condo Association fees in view of increased costs for services as well as for adding to the Reserve was also mentioned; and it was stated that this</p>	<p>Don Harkins moved to accept the Treasurer's Report as submitted; Linn Krikorian seconded the motion which passed without dissent.</p>

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	<p>may be a prudent course to take to ensure that our resources are adequate for the future.</p> <p>Finally, Bob mentioned that he had spoken to a Bank to ascertain the viability of obtaining a loan for the Association, to cover the cost of sewer hook-up when this occurs. He informed all present that the Bank assured him that this would definitely be an option, and present no problems from their point of view.</p>	
<b>OTHER BUSINESS</b>	<p>Linn Krikorian mentioned that the publication of 'Condo-Mints' by Ed Pouliot was a major contribution over the past year; and has successfully kept all unit owners apprised of the workings of the Board, as well as highlighted the contributions and concerns of any Association member.</p> <p>Sue Pichette noted that the Manchester Airport Authority's Sound-Proofing program for our area will be handled on a first come, first served basis; and therefore, interested unit owners should submit their forms as quickly as possible. The Sound-Proofing Request forms were also redistributed; and it was noted that the names of individuals to contact to request funding for the program will again be sent to all unit owners.</p> <p>The revisions to the Proposal To Change Exterior of Unit forms were also highlighted; noting that the addition of a 'time frame' line, and a stipulation of scale drawings are the only significant additions to this form. The revised forms were distributed to all members present, with other unit owners to receive them either by mail or hand delivery.</p> <p>Lenore Coombs mentioned that Pinette's has begun Fall Clean-Up, so that all unit owners should expect to see them working on this over the next several days.</p> <p>Don Harkins questioned the necessity of purchasing the generators as a back-up power source for the septic systems. In the ensuing discussion, it was noted that the dollars being spent were being taken from Savings, not the Capital Reserve fund as assumed, and that the actual dollars for the generators was approximately \$2,400.00, not \$5,000.00 as previously supposed. Further discussions focused on the projected cost of electrical hook-ups, with Don mentioning that these units do not need to be hard-wired in order to run the pumps for a limited duration.</p> <p>Don further noted that one generator would suffice, to pump all three holding tanks/leach fields, if unit owners would agree to be responsible for transporting the generator to each 'station' as needed. The final discussion focused on the quantity of generators actually needed by the Association, with the outcome abiding by the Board's previous agreement to retain one for the Association, and sell the other two subsequent to the changing of the millenium.</p>	<p>Don Harkins will assume the responsibility of hooking up the generators, and with Doug Machos be in charge of pumping out the holding tanks as necessary.</p> <p>Don Harkins made a motion to sell two generators after the turn of the millenium, and retain one generator for the Association's use; Sue Pichette seconded the motion which passed unanimously.</p>

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	A discussion on installing granite curbing, over the course of several years, resulted in Betsi DeVries stating that she would rather replace the asphalt as needed, and save the monies which would be spent on this for city sewer hook-up, when this occurs. Further discussion on the costs of granite versus asphalt determined that asphalt would be the most prudent material to install at the present time.	
<b>NEW BUSINESS</b>	<p>Doug Machos brought up the fact that the Association had agreed last year to mulch the arborvitae purchased and planted along Mammoth Road; but that, in fact, this had not been done.</p> <p>Doug Machos mentioned the problem he had with last year's Snow Plow contractor, Certified, using excessive amounts of sand; and that at season's end, he spent a great deal of time and effort removing what had accumulated over the course of the season.</p>	<p>Lenore Coombs stated that not mulching the arborvitae was an oversight on the part of the Board, and that the mulching of any perimeter arborvitae would be part of the landscaping bid package for 2000.</p> <p>Lenore Coombs stated that Doug should have informed her of the sand accumulation problem, as the McKinney's also had a similar complaint, and she had arranged for Certified, the contractor, to remove the excess sand.</p>
<b>NOMINATIONS</b>	It was noted that there were three Board positions open, each for a three year term. A discussion on current Board members concluded that Charlotte Stromvell will be approached to determine whether she would like to remain on the Board and attend all future meetings, or whether she intends to resign at this time.	<p>Betsi DeVries nominated Don Harkins to the Board of Directors; Lenore Coombs seconded the nomination, which passed unanimously.</p> <p>Lenore Coombs nominated Betsi DeVries to the Board of Directors; Linn Krikorian seconded the nomination, which passed unanimously.</p> <p>Don Harkins nominated Doug Machos to the Board of Directors; Rick Krikorian seconded the nomination which passed unanimously.</p> <p>Sue Pichette motioned to have Linn Krikorian serve an additional year, until the end of 2000, in the event of Charlotte Stromvell resigning her position on the Board; Rick Krikorian seconded the motion which passed unanimously.</p>
<b>ADJOURNMENT</b>		Will Kenerley moved to adjourn the 1999 Annual Meeting at 9:05pm; Lenore

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		Coombs seconded the motion which passed unanimously.