

PATRICIAN SHORES ASSOCIATION



**P.O. BOX 1311
CENTER HARBOR, NH 03226**

BOARD OF DIRECTORS

Joe Griffin, President
Marty Berman, Vice President
Steve Spencer, Treasurer
Steve Hodgdon
Frank Baudanza
Bill Cronin
Bill Holbrook
Cindy White, Secretary

MINUTES OF PSA GENERAL MEMBERSHIP MEETING, August 31, 2019

The meeting was called to order at 10:07 am by President Joe Griffin.

WELCOME AND OPENING REMARKS – Joe Griffin, President

- Joe welcomed the membership stating it's hard to believe that September is at our doorstep. Where did the summer go? Hopefully, the beautiful weather will continue into the fall.
- Our Volunteer Committees have been busy working on several projects, a few you will hear about shortly. And Joe encouraged anyone interested in getting involved to do so.
- If you would like to serve on a committee, please let Cindy (PSA Secretary) or Joe know.
- Joe reminded everyone if you wish to speak during the meeting, please come forward and be recognized, identifying yourself and your address. Speak from the podium using the microphone so that all can hear including our Secretary. Speakers are asked to confine their comments to 2-3 minutes.
- Joe spoke about the busy day ahead. Following the meeting, our annual cookout will take place on the beach at 1:30 pm.
- Please bring something to share with your fellow members. Your assistance may be requested in moving some tables to the beach area and with setup.
- The Baker Family is donating ice, thank you.
- Thank you to Steve & Angie Hodgdon for putting this together again this year.
- At 6:00 pm, the kids annual Halloween Parade will take place. Please be prepared to hand out candy as the children pass by your home.
- At 7:00 pm there will be live musical entertainment in the Rec. Hall. More info to follow.
- Joe reminded the membership to inform our Secretary of your most recent contact information, including email address and emergency contacts. Cindy has forms available if you need one.
- In the next few months, we will be providing some tips on preventing frozen pipes in your homes.

ROLL CALL – Cindy White, Secretary

Roll call taken – Quorum reached with 67 members present, including 9 Proxies.

SPECIAL THANKS – Joe Griffin

Appreciation extended to the following members and committees:

- Tashia Spencer and Suzanne Fiala for today's meeting refreshments and Steve Donovan for setting up the hall for this meeting.
- Ginny Baudanza and the Activities Committee for pulling together so many fun-filled events for our members.
- Dick Percoski, Frank Baudanza & Mel Lezberg, for their ongoing commitment to the oversight of our most valuable resource, our water system.
- Carole Mostoller and the beautification committee for the many hours devoted to planting and watering the flowers around the campus.
- Dick Percoski for always being ready to assist with any PSA project along with his Kubota tractor.
- Harvey Weintrob & Carole Mostoller for covering the repurposed "fender pilings" abutting the ball field with artificial turf so the kids can now sit on them without getting creosote on their clothes.
- Thanks to all the volunteers who serve on various committees, devoting their time, energy, and expertise in working to ensure that Patrician Shores remains a "special place."
- Cindy White for the excellent work serving as our volunteer PSA Secretary
- Mary & Ken Hettinger, Cindy White & Tony Volpe for the many hours devoted to working on the development of the new PSA Website
- Special appreciation goes to the folks from DOT Div. 3 for the wonderful job they did clearing the overgrown brush on both sides of Rte. 25 in front of Patrician Shores. Thereby alleviating a very hazardous situation for our members attempting to exit Anderson road onto Rte. 25. You can now clearly see oncoming traffic from both sides. It required three phone calls, but they finally responded. I have thanked them on your behalf.
- To my wife, Ellen, for her understanding and support as we continue to work on behalf of this wonderful community
- Lastly, on behalf of the Board of Directors, thanks to you, the members, for your continuous support.

REVIEW & ACCEPTANCE of the May 25, 2018 MEETING MINUTES

A motion was made to accept the Minutes of the May 25, 2019 meeting. Motion seconded, all in favor, none opposed and passed.

COMMITTEE REPORTS

Financial Report – Steve Spencer

Page 1 Summary - Receivables

- We appreciate all members who continue to pay dues in a timely manner.

- Several Members missed our generous dues deadline this year. It is each members responsibility to pay dues on time to avoid late fees. If for any reasons you cannot make the deadline you must contact Steve beforehand and he will accommodate you without penalty.
- Steve reminded the membership that PSA dues are due when invoiced and that the deadline period is generous and a courtesy extended to the membership.
- One member did contact Steve ahead of time and is working with him to pay their dues. Another member who has been in arrears for several years did not pay their dues on time and assessed a late fee. Liens have been applied to this member property. A third member has been unresponsive to payment requests and has also been assessed a late fee.

Page 2 Summary – Expenses

- Steve walked through the planned expenses and balances of the Water System Maintenance & Leak Repair in the past year
- The Water Tank Inspection, cleaning, lining Access shows an approved budget of \$30000 for the remaining tank
- Website Upgrade Shows the remaining balance to the approved budget as it moves along.
- Stairs Replacement budget & expenses.

Page 3 Summary - Account Balances

- The General Funds remains stable. All Accounts Receivables and Expenses are in line with expectations.
- The Water Fund balances have decreased significantly due to planned cleaning and relining of a water tank. The water system expenses can be volatile, and the board will be monitoring this account to ensure a healthy water fund for our most valuable assest. We may need to increase Water Dues in the coming year to increase our capital position.
- The Dock Funds were drawn down to support last year’s planned dock improvement project and have started to rebuild slowly.
- The PWC Funds remain stable & sufficient

Page 4 Summary – 2020 Assessment Levels

- There have been no dues changes for 2019, for the 9th year in a row.
- Fees may need to be re-balanced in the next year, to build up Water Fund reserves.

Pages 5-7 Summary – Profit and Loss

- The P&L shows what funds were collected and how those funds were spent. Steve stated he will not go through line by line but will gladly answer any questions from the membership.

Pages 8-10 Summary – Graphs and Charts

- Shows a visual aid in depicting information displayed on previous pages.

Questions:

No Questions arose, Jean Walsh thanked the board for their assistance with the Water leak at her residence

Ginny Baudanza – Activity Committee

- This summer they had a group members attend two plays – Funny Girl & Ragtime followed by lunch at Guisspee’s
- A game night was canceled – just not enough time
- Everyone had a lot of fun at Pokeno night
- There was a potluck as well, with fun playing LRC
- If you have any new ideas, please let Ginny know they are always looking to provide more.

Mary Hettinger – Communications Committee

- Mary thanked the committee for their hours of hard work
- Thank you to Rita Boucher for her time & effort on the Newsletter. Mary stated Rita is, unfortunately, passing the baton and if anyone is interested in helping with the Newsletter, please let Mary know
- Phase1 of the Website is complete – the Design. Phase II will be about validating Security, Blogs, document repository, and Membership database.
- Mary state we will be working with another developer person to complete the work. You will hear about this later in the meeting.

Dick Percoski – Water Report

- Water quality remains excellent.
- LRW, as our water services system manager, continues to provide excellent and timely service.
- We made it through this late Spring/Summer season with no known water system breaks/leaks.
- With large fluctuations of people here over this period, it is hard to pinpoint any indications of leaks
- Daily flow of numbers bounce from weekdays to weekends;
- Dick provided some metrics:

Monthly daily averages for	June	July	Aug
2018	7.3k	9.3k	10.2k
2019	8k	13.1k	12.2k

Daily flow (low and high) for 24 hrs

LOW	4/11/19	2489 gal
HIGH	7/6/19	23,135 gal

Combined pumping rate of both wells combined

Off-Season (Oct-May):	43+ - gal/min
Peak Summer (Now)	29-30 gal/min

- Current high daily usage numbers reflect an unusually high rate of flow during the overnight hours from 12–6 am. Indicating a high volume of water being used for outdoor watering. Off-season daily flows fort his period of the day is around 500 gal. Today’s Computer data fort his same period indicates volumes of 2200 to 2500 gal/night.

- Reminder: outdoor watering ban is in effect from June thru Labor Day weekend. It is strongly recommended that all who are doing late night watering shut off their sprinklers during this busy weekend. So we don't have any issues with shortage of water. Our water supply is our most precious resource, and we could be doing a better job of conserving water.
- We have one more storage tank to clean and reline/re-coat, and that's the 20K gal. Storage tank, Frank and I are recommending that we should complete that work next year, most likely in the late fall. We will be having a discussion with at least two contractors to do the work.

Bill Holbrook – Dock Committee

- Bill Thanked the previous dock committee for the work completed on the docking system. The new Center Poles seem to be working well.
- A new dock committee has been formed. This committee is for the continued work and assistance with the docks. The new committee will include Jimmy Dolan and Joe Healy. Thanks to all.
- We had one issue with the boat moorings # 3. It moved, and this issue will be addressed.
- If you win a mooring & then plan to rent pass that along to Bill ASAP. This past season we were able to accommodate everyone, and the hope is to do that again.
- Bill reminded everyone about Boat & Jet Ski Registrations they must have 6 Boat and 10 Jetski registrations to put the moorings in place. The diver will not schedule until we have them. Bill reminded everyone that when they receive the notice in December/January to try to pay it online, this is quicker easier, and you have it sooner.

Questions:

- Betty Purinton wanted to know if there were plans to add another rack or two. Joe responded that they are going to be reorganizing the area better. And this past season a member donated a rack. Asked that people, please use the correct rack for canoes or kayak and to have them out by October 15 so they can move them around.
- June Sarno added that she was down at the Kayak, Canoe racks and the amount of trash was unacceptable. She reminded everyone this is their community, and it is a carry-in / carry-out with your trash.

OLD BUSINESS – Joe Griffin

- Sorenson Rd. Footpath – 2 years ago the membership approved \$3500 for the repair of this. Stairs were chosen as the best alternative, and they are complete.
- CPR/AED Training: Joe thanked Harvey for arranging these trainings. We had two training sessions, one in June and one in August. And we now have 30 PSA members who are certified.

NEW BUSINESS

Budget Request Tree Work – Joe Griffin

Several dead/diseased trees need to be removed around the Tennis Courts. Request not to exceed \$6300

- Motion seconded, all in favor, none opposed and passed.

Question: Bob DeMayo – will we be instituting the same program as last year where homeowners can request tree removal in coordination with this effort. Joe responded with his approval to provide homeowners the opportunity. Joe mentioned that Arbortech would most likely be the vendor.

Budget Request – Website Completion – Joe Griffin

Phase II of the website to start shortly, the communications committee requests a contingency of \$1500. The Communication Committee does not anticipate that the remaining work will exceed the original budget. If the budget is exhausted, all work would need to cease until a general membership vote could happen in the Spring. Therefore, the committee requests the contingency so the work can be completed during the winter.

- Motion seconded, all in favor, none opposed and passed.

Board of Directors Election

Two positions are up (Marty Berman, Bill Cronin) both have expressed that they are happy to continue in this role

- Joe called for nominees – none made
- Motion seconded, all in favor, none opposed and passed.

Motion made to adjourn the meeting, seconded, all in favor, passed. Meeting adjourned at 11:04 am.

Mooring lottery held by Bill Holbrook immediately following meeting:

2020 Mooring Lottery Results

1. Fiala
2. Garvey
3. Donovan
4. B. Dwire
5. Witham
6. Kelley
7. Ryan
8. DeMayo
9. A. Dwire
10. Nithila
11. Spencer
12. Baker
13. Taylor