

**SOCIETY HILL AT MERRIMACK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 21, 2017**

In Attendance: Regina Sullivan, President
Jacob Weisberg, Treasurer
David Varano, Secretary
Elissa Montemerlo, Director
Sarah Hoyer, Director
Cindy Carroll, Resolution Property Management

1. The meeting was called to order at 6:15 p.m. at the clubhouse located at 7 Bernards Rd., Merrimack, NH.

2. Managing Agent's Report

Business Items:

A. October 18, 2016 Meeting Minutes
Annual Meeting Minutes Draft

Board members reviewed the October 18 Meeting Minutes. Elissa motioned to accept the October 18, 2016 Meeting Minutes as written; Dave seconded; All agreed in favor.

Board members reviewed the Annual Meeting Minutes Draft, agreeing it is acceptable.

Cindy will have the approved October Minutes posted to the website. The Annual Meeting Minutes Draft will not be posted per instruction from the Association's attorney.

B. Annual Meeting Follow Up Discussion

Board members reviewed discussion points from the Annual Meeting. Cindy will send Board members the electronic version of the legislation as well as Attorney John Bisson's summary.

John Bisson is compiling the amendments & condo docs for the Association. Cindy will ask John for a status update on that project.

Cindy will send Board members the property site plan.

C. Master Insurance Policy Renewal

Board members reviewed the Master Insurance Policy Renewal package and quote comparison. There is a small premium decrease. Regina motioned to accept the renewal with Greater NY; Jake seconded; All agreed in favor of accepting the renewal quote from Greater NY.

D. Maintenance Overview

Cindy will ask Tim Goodridge to paint the pool gate door white to blend with the rest of the fence. Also, Gate City Fence has not completed the gate and is awaiting the security access company's re-installation of the amenity card reader.

Cindy will have maintenance repair the trim work under the window at 2 Scituate #7.

Regina motioned; Sarah seconded; All agreed in favor of Tim Goodridge sealing the garden style interior stairwell railings for approximately \$1000 per building; and completing property wide touch-up painting of doors and trim for \$6,000.

Cindy provided a proposal for installing new bulletin boards that allow the tacking of bulletins, rather than using tape. Sarah found similar boards for less money & Cindy took the information from Sarah. Elissa motioned; Jake seconded; All agreed in favor of ordering the new bulletin boards provided they can be locked. Cindy agreed to order the bulletin boards.

Board members reviewed the proposed 2017 Budget and agreed that maintaining the current fee is possible based on the current year to date expenses through September 30, 2016 and projected 2017 expenses. Cindy will adjust the line items to zero. Cindy will clarify the Annual Meeting Incentive Amendment and Annual Meeting Procedure and follow up with the Board.

E. Spring Newsletter Draft

Board members reviewed the spring newsletter draft. A few minor edits were offered and incorporated. All agree that no newsletters should be mailed as everyone has access to a computer whether through a family member or at the library.

3. Financial Report

January & February Financial Report

January & February Bank Statements

Delinquency Report

Board members reviewed the January & February Financial Reports & TD Bank Statements.

Cindy updated the Board with regard to collections activities. Jake requested that lien amounts be totaled for comparison in the future and Cindy agreed to do so.

New Business:

The next Board meeting will be the Quarterly Meeting on Thursday, May 25, 2017 at 6:30 p.m.

The meeting adjourned at 8:12 p.m.