

**SOCIETY HILL AT MERRIMACK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 18, 2016**

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 6:00 p.m. at the clubhouse located at 7 Bernards Rd., Merrimack, NH.**

**2. Managing Agent's Report**

**Business Items:**

A. August 23, 2016 Meeting Minutes

Board members reviewed the August Meeting Minutes. Dave motioned to accept the August 23, 2016 Meeting Minutes as written; Sarah seconded; All agreed in favor.

B. Property Updates

Board members reviewed recent property maintenance updates. Gate City Fence will be installing the gates on the front of the relocated trash enclosures on Bernards Rd. Cindy will contact NH Blacktop Sealers and request that they cross-hatch the area in front of and across from the enclosures with NO PARKING so that the trash removal provider is not hindered by parked vehicles.

Board members agreed that if Buckley's is not able to service the containers on the property in the future and wishes to discontinue the agreement, Cindy has permission to hire R & R Houle.

Cindy will ask Lambert to remove some of the mulch and seed the area adjacent to the Scituate parking lot where the trash containers were previously housed.

Pool repairs, painting and concrete replacement have been completed. Multiplex hallway painting is underway. Board members agreed that the unit doors need painting as they have not been painted in a number of years. Cindy will schedule the door painting with maintenance.

Board members agreed that Boisvert Tree Service should schedule tree removal & pruning based on the approved list. It was agreed that the Birch tree in front of 14 Middlesex must be removed and replaced in the spring.

Board members unanimously agreed to hire Bellemore Catch Basin Maintenance for \$920.00 to clean the drains in front of 44-60 Middlesex garages before winter weather sets in and freezing promotes back-ups.

### C. Paving Quote & Planning

Board members discussed the paving project plans, duration and alternative parking. It was discussed that other projects would have to be done in conjunction with the paving: Irrigation repairs; curbing installation; turf repairs; and wall replacements in front of the garage units. All agreed to take the time in 2017 for quotes and planning and commence the paving in 2018, potentially completing it all in one phase. This will also allow Association Reserve Funds to accumulate and collect additional interest.

### D. Budget Draft & Annual Meeting

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 expense to zero. Cindy will clarify the Annual Meeting Incentive Amendment and Annual Meeting Procedure and follow up with the Board.

### E. New Legislature Affecting Condominium Associations

Board members reviewed the summary of the new legislature provided by Attorney John Bisson. The Board formulated a number of questions which Cindy will forward to John's office for clarification and with then share his responses with Board members. Also, John estimates the condo documents will be re-organized in time for the Annual Meeting. Once the re-organized documents are ready for review, they can be posted to the website.

### F. Newsletter Draft

Board members reviewed the Autumn Newsletter Draft and offered minor edits. Also, Cindy will incorporate a reminder for residents not to drive over landscaped areas. As agreed, the newsletter will be the last to be printed and mailed to residents as future newsletters will be published to the website.

## **3. Financial Report**

September Financial Report  
September Bank Statements  
Delinquency Report

Board members reviewed the September Financial Reports & TD Bank Statements.

Cindy updated the Board with regard to collections activities.

New Business:

The next Board meeting will be the Annual Meeting on Tuesday, December 13, 2016 at 6:30 p.m.

The meeting adjourned at 9:00 p.m.