

Ian's Way HOA Annual Meeting

Sunday 12/1/24. 7:10pm-8:50pm

Members in Attendance:

#16 Joe Ferreira

#22 Mary Beth Blanchette (absent)

#25 Andy/Jenn Jackson

#26 Kevin/Karen Lindsay

#29 Justin Silva

#34 Steve/Beth Voce

#35 Beth Kuchinski (absent)

#40 Chris Carville

#41 Don/Chris Hamann

#44 Joe/Jess DeFlumeri (absent)

#49 Ralph Crane

#50 Nicole Hickman

#53 Darcy/Will Clay

#55 Steve/Judy Behre (absent)

#57 Eric Patterson (absent)

Old Business:

Minutes accepted from last meeting 8/18/24

Pipe replacement with stainless steel piping in progress

Retention pond- need to clear a path for cleanup/maintenance to be completed by City of Rochester (we will need to do this in the spring). EPA/State have set forth requirements for all ponds across the state. Rochester is involved at the city level with outside lawyers bc of the massive scope of the project/regulations. Needs further clarification but we have an easement that makes the City responsible for following new regulations

Wells- dissolution of HOA is not a viable option as we previously thought. Instead recommend potentially break up into separate management unit, checking accounts for each one, etc. See below

Still never received any written requirements for testing from DES as requested back in March, including additional requests via email.

New Business:

Need to elect new Secretary- Jenn Jackson is stepping down after tonight. No one volunteered tonight therefore position is currently vacant. This needs to be filled

Special assessment needed immediately for recent pump house repairs (\$200/house). Refer to 2024 financial statement for details. \$ needed asap (within 2 weeks) from each household. Vote- motion made for special collection- all present tonight voted yes

Wells- Don will speak with local NH reps regarding current law, ? introducing a bill to revert back to the way it was originally written and keep our “private well” status

Vote- motion made to rescind our decision to previously dissolve HOA (instead retain/modify it). All present voted yes

Lengthy discussion regarding modifying Bylaws ourselves vs needing a lawyer to file, etc. If we choose to move forward with lawyer for HOA changes we will need a hefty special collection (\$5000 retainer, plus all the additional work/fees at \$500/hr). City attorney has been requested to help with this, but we don't have any formal answers in regards to potential need to file new HOA agreement (? needs to be filed with county, approved by city)

Vote- motion made to put everything on hold for now until we can get more info. We will not have any more contact with DES unless they initiate it. Plan to consult with City planning board (Steve), a few State Reps (Don), ? find out about other neighborhoods in the state in our situation (Don/Andy). All but one present tonight voted yes

Recommend starting a capital reserve fund in 2025. We are supposed to have 10-20% capital reserve (\$100-200/household) to be held in a separate account per current bylaws, instead we have been leveraging special collections when needed. See below

Vote- motion made to increase 2025 HOA annual dues to \$800 minimum (to cover current annual HOA expenses, PH1 expense for filtration bed to be replaced in 2025). Plus additional \$200 for capital reserve in separate fund as noted above (each household will need to provide 2 separate checks). Any unused funds will be applied to PH2 expense for this in 2026. Total 2025 cost will be \$1000/household. This amount can/will be adjusted annually based on anticipated needs. All present tonight voted yes

Current Officers/ Other Board Members:

Don Hamann, President

Ralph Crane, Treasurer

Vacant position, Secretary. Needs to be filled

Beth Kucinski, Board Member/Director 4

Andy Jackson, Board Member/ Director 5

Joe DeFlumeri, PH Manager