

MEETING AGENDA



Location: 41 Ian's Way

Date: Dec 1, 2024

Time: 7:00 PM

AGENDA DETAILS

I. INTRODUCTION

- a. Take attendance
- b. Introduce New Homeowner, *if present*
- c. Accept minutes of last meeting

II. OLD BUSINESS

- a. Pipe replacement with stainless steel piping is in progress. (Steve Voce)
- b. Retention Pond – need to clear path to pond for Clean-up and Maintenance by the City of Rochester (*need Homeowner volunteers to help do this*)
- c. Wells moving forward - Dissolution of HOA is **not** a viable option.
 - o HOA Members need to vote for one of the remaining options via written ballot (***either option will require a \$1000 per household special collection***):
 - *See back of this agenda for some additional details.*

III. NEW BUSINESS

- a. Special assessment needed immediately for recent pump house repairs (\$200 per household)
- d. Increase yearly assessment for **2025** to include
 - o A 10% - 15% Capital Reserve Surcharge (\$100 - \$150) to be held in a separate account – Starting in 2025; This should have been done right along per current By-Laws (*we have been leveraging special collections when these expenses occur*)
 - o Increase HOA annual dues to \$1000 minimum (\$250/Quarter) (*Recommended*)
 - Required to cover current annual HOA expenses
 - Additional PH1 expense for filtration bed replaced in 2025 (~\$4500 cost)
 - Any unuse funds will be applied to PH2 expense for this in 2026

IV. CONCLUSION

- a. Next meeting as needed
- b. Motion to end meeting

DISCUSSION AND Q&A REGARDING PUMP HOUSES

- Wells moving forward - Dissolution of HOA is not a viable option.
 - ❖ HOA Members need to vote for one of the remaining options via written ballot (***either option will require a \$1000 per household special collection***):

- ☐ Hire attorney to work toward staying a Private Well System and move forward as described below:
 - Rewrite our HOA by-laws, maintenance and covenant documents separating out the Wells and making the connected homeowners to each Well solely responsible for them and **not** the HOA.
 - Hire lawyer, and provide our HOA documentation with initial retainer fees.
 - If successful, this option will be a one-time expense effort and keep us with a “Private Well” status.
 - Have legal up-to-date HOA documentation filed with the City of Rochester and Strafford County of deeds.

- ☐ Accept DES governance over the Wells who will dictate everything that needs to be done to the Wells and all the year-over-year Public Water Testing required by law to maintain compliant.
 - This will require an initial ~\$15,000 startup expenses.
 - Require various ongoing annual required water tests, which will be thousands of dollars expense each year per DES.
 - Require establishing a Capital Reserve Fund for Well infrastructure upgrades and maintenance per DES.
 - Generate all required business documentation and record keeping per DES. Recommend establishing a homeowner PH committee of 3 to 4 members to work together and with DES and SecondWind to organize and maintain compliant records and project work plans.