

# SHOA ANNUAL MEETING MINUTES JUNE 5, 2021

Meeting called to order: 10:05 AM

SHOA Board of Directors / Officer Attendance:

Linda Hatfield, Director, President

Jerry Ludwig, Director, VP

Greg Scholand, Director, Treasurer

Kate Comer, Director, Secretary

Ann Scott, Director

Nick Anania, Maintenance Director ex officio

The Secretary certified that notice of the meeting had been given properly and that a quorum was established with 38 total voters present either in person or by proxy.

The Board welcomed new owners.

## **Minutes of the 2020 Annual Meeting**

Mark Bessette moved to accept, Marc Christensen seconded. Accepted by voice ballot.

### **Treasurer's 2020 Report (Greg Scholand)**

- Treasurer thanked previous Treasurer Nick Anania for leaving books in good order.
- No outstanding dues/penalties (first time in SHOA history).
- Not all of 2020 Budget was spent.
- Major expense was paving.

Nick Anania moved to accept, Marc Christensen seconded. Accepted by voice ballot.

### **Maintenance 2020 Report (Nick Anania)**

- Paving went well and looks fairly good, but there is some damage from the delivery of a modular home, and minor damage from other construction vehicles. Investigating with the paving company if the proper mix was used. The modular home trucking company says they will perform repairs after the final delivery.
- The shoulders may need reseeding in the future. No immediate action.
- No issue with drains, trees, mowing, and snow removal.
- Small caution signs will be placed on poles and trees that obstruct aircraft wing clearance. Marking on the road surface will also indicate the obstructions and centerline. The signs and markings should also help remind visitors that our roads are also taxiways.

Marc Christensen moved to accept, Pat Anania seconded. Accepted by voice ballot.

### **Design Review / New Construction Report (Linda Hatfield)**

- Design Review Committee has been dissolved, and designs are reviewed directly by the SHOA Board of Directors. This has streamlined the reviews, as there is no longer an extra layer of separate review, and none of the Board members are part-year residents.
- Four new houses in progress, with no issues from owners.

No committee report to accept.

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## Welcome Committee Report (Ann Scott and Pat Anania)

- Ann Scott and Pat Anania visit with Welcome Package once owners are moved in.
- New owners introduced.

No committee report to accept.

## New Business:

### • Election of Board Members:

Linda Hatfield nominated for 3-year term. Since no one else was nominated, Greg Scholand moved to cast 1 ballot for Linda Hatfield as a Board member, Marc Christensen seconded. Approved by voice ballot.

### • 2021/2022 Budget (Greg Scholand):

- The Budget remains about the same as last year. Insurance has slightly increased.
- Unspent money budgeted for 2020/2021 will be carried forward to reduce 2021/2022 assessment. Dues will also be less per lot because SHOA has 11 new owners.
- The Reserve Fund is capped at \$20,000. And excess reserves will be transferred to the Repaving Fund.
- The current repaving assessments might be reduced (because of new owners). SHOA borrowed \$70,000, and repayments are covered by the repaving assessments.
- Treasurer can be contacted at [treasurer@soaringheightsnh.org](mailto:treasurer@soaringheightsnh.org).

David Hatfield moved to approve budget, Marc Christensen seconded. Approved by voice ballot.

### • Front Entrance Landscaping (Ann Scott and Linda Hatfield)

- Front entrance renovated with excess 2020/2021 Maintenance budget funds and input from Bear Camp Nursery. Board provided labor.
- Board solicited feedback on providing water to the plants. No major objections, though there is concern about longevity of landscaping and investment when Board membership changes.
- Option 1: install a well and power meter. There is already a conduit under the road to the island, and a nearby power pole. Can expect to pay roughly \$5500-\$6000 for installing a well and \$2000 for power, for a total of \$8000 for a simple frost-free hydrant (no winterizing, and no automation).
- Option 2: coordinate with nearest homeowners (Delores and George Gyorke) for power or water. Concerns about continuity if ownership changes.
- Board to continue discussion with Gyorkes. Board to provide a sustainable plan for maintenance/care of entrance landscaping at the next annual meeting.

## Homeowner Items:

- Pat Anania: revisit Covenants and Restrictions Amendment that would restrict short-term rentals (STR), like AirBnB and VRBO, and include a definition of a single-family home. Approval

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requires a minimum of 75% (46) of the owners. Only 38 owners were present. A show of hands revealed about half of those present supported the amendment. Some discussion around the proper length of a rental period (shorter or longer than proposed 6 months). The legal issues of allowing STRs in residential areas are currently being addressed by nearby towns and the State of New Hampshire.

- Dave and Dale Appleton expressed sincere heartfelt gratitude for all the help received from the neighborhood. They are probably selling their house soon and are looking for a home to rent.

Marc Christensen moved to adjourn the meeting. Kathleen Scholand seconded. Approved. Meeting adjourned at 11:05 am.