

Soaring Heights Owners Association Annual Meeting Minutes, June 11, 2022

Meeting called to order: 10:10 AM

SHOA Board of Directors / Officer Attendance:

Linda Hatfield, Director, President
Jerry Ludwig, Director, Vice-President
Greg Scholand, Director, Treasurer
Kate Comer, Director, Secretary
Ann Scott, Director

The Secretary certified that notice of the meeting had been given properly and that a quorum was established with 32 total voters present either in person or by proxy.

The President welcomed new owners and announced that the developer Ralph Floria had sold all of his properties in Soaring Heights.

Minutes of the 2021 Annual Meeting:

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

Treasurer's 2021-22 Report (Greg Scholand):

- There are no remaining developer-owned lots, and no outstanding dues nor penalties.
- \$9,000 of the 2021-22 Budget was not spent. Mowing, insurance, office supplies and taxes were lower than budgeted. There were no legal fees nor road repair.
- Major expense was snow plowing and ice sanding. Budget for 2022-23 plowing and sanding increased due to rising fuel prices.
- Board recommends that the \$9,000 surplus be retained for 2022-23 maintenance, given rising prices of fuel, labor and supplies (\$6,000 for plowing/sanding and \$3,000 for road crack sealing). Any surplus not spent on 2022-23 maintenance would be available to reduce 2023-24 dues.

Marc Christensen moved to accept recommendation and report and approve budget, Bob Ashe seconded. Accepted by voice ballot.

Maintenance 2020 Report (Linda Hatfield for Nick Anania):

- No issue with drains, trees, and mowing
- Issues with snow removal (icy intersections and wingbacks) addressed with plowing contractor. Roads are not routinely sanded, but unexpected icing required some sanding.

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

Design Review / New Construction Report (Linda Hatfield):

- Board approved several tree removal requests, a new shed, two new hangars, and two new homes.
- Covenants and Restrictions discussed:
 - Blue tarps are not specifically prohibited, but historically discouraged.

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- No specific language in C&Rs to require all mechanical/utility equipment to be disguised, but it is encouraged.
- No specific language in C&Rs to define exactly what can be in front or back yards, but historically front yards have been encouraged to be kept natural.
- Owner asked the board to clarify prohibition on trailers (C&R, Article VII, section k.) Concern that it could get out of control.
- Covenants and Restrictions can be changed with approval of 75% of the owners' votes. Marc Christensen moved to accept, Stan Smith seconded. Accepted by voice ballot.

Welcome Committee (Ann Scott):

- Ann Scott and Pat Anania visit with Owners Directory once owners are moved in.
- Updates are available to the Owners Directory.

No committee report to accept.

New Business:

- **Election of Board Members:**

Ann Scott and Kate Comer nominated for 3-year terms. Since no one else was nominated, Marc Christensen moved to cast 1 ballot for both Ann Scott and Kate Comer as Board members, Greg Scholand seconded. Approved by voice ballot.

- **Front Entrance Landscaping (Ann Scott and Linda Hatfield):**

- Homeowners expressed appreciation for the front entrance renovation.
- Discussion of proposal for maintenance/care of entrance landscaping (distributed in meeting materials):
 - Quotes for well, power and irrigation were surprisingly high (\$14,000). Estimates pre-COVID were \$5,000.
 - Board recommends postponing permanent irrigation, and exploring alternative watering strategies that don't exceed the approved budget.
 - Homeowners suggest a hand pump and trough that homeowners install, though this may not be feasible with the amount of water required.

Lou Berube moved to postpone this matter until the 2023 annual meeting, Bob Ashe seconded. Accepted by voice ballot.

Homeowner Items:

- Discussion of status of short-term rentals. Amendment to Covenants and Restrictions requires approval of 75% of the owners. The legal issues of allowing STRs in residential areas is still being addressed by the State of New Hampshire.
- Upcoming social events announced.
- Liars & Flyers Club (the red chairs at the tie-down area) is open to anyone.
- Dave Adams: extra utility trailer available

Marc Christensen moved to adjourn the meeting. Carmine Martinese seconded. Approved. Meeting adjourned at 11:15 am.