

DRAFT

### **Eastfield Crossing Association Annual Meeting February 10, 2015**

Meeting was called to order by ECA Secretary Bernard Ellis at 7:10 PM.

#### **Report on Quorum**

The Chair announced that 11 lot owners were present, plus 1 proxy vote. Twelve lot owners are required for a quorum.

#### **Recording the Meeting**

The chair asked permission to record the meeting. There were no objections.

#### **Approval of minutes**

Motion was made by Beverly Bernard a second by Kathy Hart to approve the minutes of the 2014 annual meeting. All were in favor, Motion passed.

#### **Financial Report**

Treasurer Beverly Bernard stated that the assessments will remain the same. We received additional money from lot owners that were in arrears. We are not receiving a very much in interest on our accounts. Don applied for a grant and received \$1,500 from the State of New Hampshire. The cost for water testing will increase to meet the requirements of the state of New Hampshire. We do not expect any major repairs for the coming year. The cost for electricity will increase because of a rate increase. The increase in landscaping is to cover the cost of mowing the hill side in the front entrance. There have been no volunteers to do this work. We have \$20,000 in savings and \$11,000 in a CD. This money is a reserve for any major repairs. If we did not have enough money to cover a major repair we would need to assess every lot owner for the cost of the repairs. It has been the policy of the Board to do preventive maintenance.

#### **Generator for Pump House**

A discussion was held on the need to install a generator at the pump house. Bernie said that this was investigated several years ago. The problem raised by the engineers was that the septic system would also need emergency power. Motion was made by Chris Simonds with a second by Kathy Hart to request that the Architectural Control Committee investigate the instillation of a generator in the pump house. All were in favor. Motion passed.

#### **Budget for 2015-2016**

Motion by Jerry Spring to approve the 2015-2016 budget with a second by Jon Doubleday. All in favor. Motion passed.

### **Collection of Assessments**

Beverly reported on 112 Bellview. We were not collecting assessments on this house for many years. Several liens have been placed on this house. When USSA Bank took the house our liens were dismissed. We now have two new liens on the property. USAA Bank has indicated that they will make payments. The Association's attorney has written to the Bank stating that if the property is not maintained the Association will have the work done and bill the Bank. The Association has this authority in the by-laws.

### **Community Projects**

Jerry said we are looking for volunteers to work with Jack's committee to clean up the area. Jerry thanked the members who have volunteered for various projects. Jack would like to make a bridge over a wet area on the trail. He stated that there are several pine trees that should be removed. Some are impeding utility lines. The Association should consider a way to compensate volunteers. A question was raised on the liability of having lot owners remove trees. The Board should investigate the liability for the Association. Don said we need receipts for work done for the Association. Volunteers should bill the Association for materials such as gasoline.

### **Web Site**

Don told the members that the Web Site was operating; Additional work is being done to add other features. There are pictures of the area on the site.

### **Cook Out**

Shelley is the chairperson for the annual cook out. She will call a meeting of the committee this spring.

### **Street Light on Bellview**

A question was raised on the street light on Bellview that is not working. Several owners asked that the light be repaired. Jerry said that he had investigated the problem and he found the cost was very high to do the repair. Motion was made by John Symonds to obtain three quotes to repair the light. Seconded by Kathy Hart. All in favor. Motion passed.

### **Election of Board of Directors**

Nominated: John Symonds, Beverly Bernard, Jerry Spring. Nominations closed. Secretary cast ballot. Elected John Symonds, Beverly Bernard, and Jerry Spring. To a term from February 2015 through February 2016.

Motion by Susan Menes seconded by Kathy Hart to adjourn the meeting. All in favor. Motion passed. Meeting adjourned at 7:55 PM.

Respectfully submitted,  
Bernard J. Ellis, Secretary.

Eastfield Crossing Associatio		BUDGET	ACTUAL	BUDGET	
Financial Statement		2014	2014	2015	
INCOME					
	Assessments	45,000.00	46,812.81	45,000.00	
	Interest+other	100.00	1,557.98	60.00	
	Total income	45,100.00	48,370.79	45,060.00	
EXPENSE					
Water	Monitor Fees	3,200.00	3,120.00	3,120.00	
	Testing	300.00	324.00	760.00	
	Maintenance	2,600.00	2,467.83	2,600.00	
	Supplies	250.00	177.99	200.00	
	Permits	300.00	300.00	300.00	
	Planned Repairs	2,500.00	3,200.00	0.00	
	Unplanned Repairs	0.00	0.00	0.00	
		9,150.00	9,589.82	6,980.00	
Septic	Pumping	9,000.00	6,665.63	8,000.00	
	Planned Repairs	0.00	0.00	0.00	
	Unplanned Repairs	0.00	0.00	0.00	
		9,000.00	6,665.63	8,000.00	
Electric	Water	3,000.00	3,327.35	3,900.00	
	Septic	1,200.00	1,065.53	1,250.00	
	Lights	3,600.00	2,889.57	3,900.00	
		7,800.00	7,282.45	9,050.00	
Taxes	Property	4,200.00	3,335.00	3,500.00	
	Federal	0.00	0.00	0.00	
		4,200.00	3,335.00	3,500.00	
Other	Insurance	3,800.00	3,749.00	3,800.00	
	Accounting	300.00	325.00	325.00	
	Professional	500.00	711.66	500.00	
	Postage,Printing,etc	400.00	438.09	450.00	
	Meeting, Picnic	100.00	987.52	1,000.00	
	Landscape/Plowing	600.00	571.30	1,600.00	
	Dues.,Subscription	120.00	120.00	120.00	
	Website	100.00	97.52	100.00	
	Other Planned	0.00	0.00	500.00	
	Other Unplanned	0.00	0.00	0.00	
		5,920.00	7,000.09	8,395.00	
	Total Expense	36,070.00	33,872.99	35,925.00	
Net	9,030.00	14,497.80	9,135.00		
ASSETS					
	Bal 12/31/2013	Deposit/int	Transfer	Withdraw	Bal 12/31/2014
SBW Checking	6,052.74	48,317.63	-15,000.00	-34,604.62	4,765.75
SBW Savings	5,011.55	10.10	15,000.00	0.00	20,021.65
SCU CD	11,897.52	43.06	0.00	0.00	11,940.58
Total	22,961.81	48,370.79	0.00	-34,604.62	36,727.98
Uncleared Checks	-743.63	0.00	0.00	731.63	-12.00
Adjusted Total	22,218.18	48,370.79	0.00	-33,872.99	36,715.98

