

K Krainewood Shores Association, Inc.
P.O. Box 685
Center Harbor, NH 03226

Minutes of Annual Meeting
July 6, 2013

Open

President Joe Keegan opened the meeting at 10:30AM with a moment of silence for Jim Edson who passed away earlier this year – verified that there was a quorum present

Minutes

Joe made a motion to waive the reading of last year's Annual Meeting minutes as they had been sent out to each homeowner prior to the meeting. Motion was seconded and approved by all.

President's Report

Joe notified the membership that he and his wife were stepping down as President and Secretary effective as of today. Joe said that he has been on the board of directors for eighteen years, served as President for the last ten years and was President and Treasurer for four years. Pat Keegan has been Secretary since July of 2008 and recently has had some health issues.

President Keegan also reported that John Lynch had resigned as Treasurer in May and that Richard Thorman has volunteered to take over as Treasurer. Joe said that the Association would be looking for volunteers for the office of President and Secretary.

Treasurer's Report

In the absence of a Treasurer, Joe gave a financial report for the period from July 1, 2012 to June 30, 2013. Complete report would be sent out with the minutes of this meeting

	<u>Total</u>	<u>General</u>	<u>Capital Imp.</u>
Balance June 30, 2012	\$26,362.70	\$26,212.70	\$ 150.00
Balance, June 30, 2013	\$42,604.45	\$30,557.45	\$12,047.00
Income over expenses	\$16,241.75	\$ 4,344.75	\$11,897.00

We had 123 homeowners pay dues out of a possible 163 and 77 special assessments paid into the Capital Improvement Fund.

Of the total expenses of \$15,641.17 for the year the big items were \$11,728 for roadwork, insurance \$1,461, \$625 for road sweeping, upkeep of the entrance way \$681.35 and culvert cleaning \$400.

Joe made a motion to have the Treasurer's report, seconded by Paul Sampson. Motion Carried.

Entrance Way

Joe reported that a Front Gate Beautification Committee consisting of Board Members Joe Quaresima, Sally Pratt and Richard St. Onge was formed back in October to take care of the entrance way instead of paying a landscape contractor. They have procured the flowers, planted them and have worked out a watering plan using volunteers and thanks to Ted Knapik they have been able to water the site with a hose instead of lugging buckets. Joe complimented them on a job well done.

Dan Jackson, a resident volunteered to install a sprinkler system and it was suggested that he contact the owner (Ben Lear) of the first house on the right to see if he would be willing to let us hook up to his house.

Dues

Steve King spoke about his feelings to speak to those who do not pay any dues to the Association. The town now is paying for the treatment of the milfoil which saves the Association that big expense. It is necessary for the Association to have funds set aside for unknown happenings like road repair. A motion was made and accepted to set the dues for the period July 1, 2013 to June 30, 2014 at \$150. The dues would be split 50/50 between the General Fund and the Capital Improvement Fund.

Roads

Steve King the road agent for Krainewood reported on the condition of the Association roads and the cost associated with some of the repairs. Salmon Meadow Lane needs some patch work, Rose Lane up to the first driveway needs major work and the rest of the road should be chip sealed and the circle at the end of Krainewood Drive needs some crack sealing. The estimated cost for the work is \$28,000. A motion was made and accepted to authorize Steve King to spend the estimated \$28,000 on the road work that he outlined.

New Business

Mail Boxes – If any of you have mail boxes the town ordinance regarding the placement of the box says that the face of the box must be 3' off the edge of the pavement and when the box door is open it is 42" (high) off the paved surface. These measurements will help reduce mail box damage risks during the winter months.

Route 25 Intersection – Celeste Burns is circulating a petition to have the intersection (Apron) of Redding Lane and Route 25 repaired which will be voted on at town meeting in March of 2014. The town road agent (Scott Kinmond) has informed us that he hopes to shim and overlay Redding Lane next year and at that time they will fix the intersection. Until then they will continue to patch the holes.

Other Business

John Temple suggested that we have a welcome committee and Lynn Photiades mentioned having a directory of homeowners and volunteered to be our communication director. Sherry Wakefield also volunteered to be Secretary.

Election of Directors

The following were elected directors with their terms expiring in June of 2016:

Steve King
Paul Sampson
Joe Quaresima
Jane Fardy
Celeste Burns
John Temple
Ken Kelley
Richard Thorman
Lynn Photiades
Sherry Wakefield

Prior to adjourning the meeting, Director Paul Sampson presented President Joe with a gift to him and his wife for all the work they had done for the Association.

President Joe made a motion to adjourn the meeting at 11:35AM. Motion carried.

Respectfully submitted by

Barbara Sheppard,
Acting Secretary