

## Board Meeting notes 3/27/21

### Meeting started at 9:04AM

Members present: Andrew Griffiths, Sean Tole, Mark O'Hara, Art Marks & Frank Marshall  
Members remote: Mike Hering, Jim Reynolds, and Madhavi Challagulla

Welcomed two new members Andrew and Frank

- Both discussed that a new direction is needed. Members agreed.
- Both were concerned about the future of the HOA
  - All members reinforced that concern

District Articles 2 and 8 discussions

- Consensus from directors was that the HOA needs to act now to find streams of revenue
- Having not passed was a clear call to action, and an opportunity for the HOA.
- All board members expressed that a change of direction was needed.

After much discussion Mike Hering offered to step down as president.

- All the directors reinforced that his commitment and knowledge of the community was still needed regardless of title.
- Mike made a motion to step down. It was seconded by Sean. All were in favor.

Sean nominated Andrew as president. Seconded by Mark. All were in favor.

Andrew addressed the board

- Stated that we are an HOA and that we need to concern ourselves with HOA business not district business.
- This is a community that needs to work together. It is not the HOA vs the municipality
- 4 Items that are key to our success as a board
  - Co-operation amongst board members and with the district
  - Commitment by each of us to make the tough decisions
  - Contribute – everyone needs to contribute to be successful
  - Let's focus on the critical vs the important

Issues discussed

- HOA doesn't have enough revenue to operate
- RMA and ASA need to be renegotiated
  - All agreements need to be a yearly agreement until the association has a better plan on revenue generation
- Dues have been static.
  - No option short term to increase
- CIF has been static
  - Lost opportunity to increase revenue
  - Program needs to change.
- Association needs to focus on revenue producing opportunities in the future.
  - Party rentals, weddings, car show, services etc.

#### Facebook

- Not being used for what it was intended
- Discussed rebooting or shutting it down
- Board decided to reduce posting to HOA issues only
- Members have other sites to vent their issues online

#### HOA has been interviewing a new attorney

- Moriarty out of MA. He also practices in NH
- Discussion on the need for a change in representation
- Andrew motioned to retain Moriarty. Frank seconded. All were in favor.

#### Final “to dos” before motion to end meeting

- Andrew to meet with district
- Sean to contact Moriarty for a meeting
- Frank to explore revenue options for next meeting
- Agreed to an executive session board meeting for Sunday April 3<sup>rd</sup> at 8:30

Motion to conclude meeting. Seconded. All were in favor

Meeting ended at 10:03AM.