

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION  
2021 ANNUAL MEETING MINUTES  
November 22, 2021  
FINAL

The 2021 Granite Heights Condominium Association Annual Meeting was called to order at 6:00 PM. There were 50 owners present or represented by proxy, thereby meeting the quorum requirement. The meeting was held at the Manchester Community College, 1066 Front Street, Manchester, NH.

**ANNUAL MEETING MINUTES 2020**

The owner of 1321 made a motion to waive reading of the 2020 annual meeting minutes and accept them as presented. The owner of 1029 seconded the motion and all were in favor.

**PRESIDENT'S REPORT**

Lester Robinson, President of the Association, welcomed all owners to the 2021 Annual Meeting.

Allan O'Brien, Property Manager, then reviewed the President's report that covered work completed in 2020, planned for 2021, and status of the current and future development.

The owner of 1029 and others expressed concerns over the quality of landscaping and snow removal services. Management noted that there will be a new contractor this winter and next summer. Also the current landscaping contractor will be conducting another leaf cleanup this fall.

The owner of 1352 asked about replacing damaged trees in front of the homes Management replied that the tree in front of 1352 will be replaced in 2022.

After discussion the owner of 1352 made a motion to accept the President's Report as presented. The owner of 1002 seconded the motion and all present were in favor.

**TREASURER'S REPORT**

Allan O'Brien, Property Manager, presented the Treasurer's Report, which covered financial operation through December 31, 2020. As of December 31, 2020 there was \$306,058 in operating cash and \$375,442 in reserve funds. For the twelve months ending there was a deficit from operations of <\$4,913>.

Owners present discussed the amount of monies in the accounts and transferring funds to maximize the interest earned. Management noted that the Board will be opening additional accounts, but all funds will be FDIC insured. Current interest rates on MM and CD's are as low as .25%.

The owner of 1008 asked how the reserves are figured. Management noted the reserve section of the 2021 budget accounts for the amounts set aside for the annual reserves.

The owner of 1003 made a motion to accept the 2020 Treasurers' report. The owner of 1318 seconded the motion and all present were in favor.

## **SECRETARY REPORT**

During 2020 the Board conducted 3 meetings and the 2020 Annual Meeting. The owner of 1013 made a motion to accept the Secretaries report. The owner of 1002 seconded the motion and all present were in favor.

## **2021 BUDGET**

Due to the Covid restrictions the Board was not able to call for a special budget meeting. There were no objections to a review and approval of the 2021 budget at this annual meeting. The 2021 budget was reviewed. The owner of #1029 made a motion to approve the 2021 budget increasing the monthly fee to \$248 effective 1/1/21. The owner of 1345 seconded the motion and all present were in favor.

## **DEVELOPER UPDATES**

Early in 2021 the Board was contacted about holding a special meeting of the owners to vote on another 5-year extension of the building rights owned by First Hooksett GH Associates, the current declarant. Then in April 2021 the Board held an informal remote meeting with John DiBitetto, representing First Hooksett to discuss the process of approving another 5-years, and conditions that would be added by Granite Heights to assure completion of outstanding items. That list included completion of the main sewer line, building the same style homes, additional lawn irrigation, water service upgrades, a secondary access roadway to the property, using the similar materials for buildings, composite decking, and other items. The Board also noted that the declarant would be responsible for all legal fees to create the 12<sup>th</sup> amendment, and if passed the cost to register with the State of NH all accompanying documents. A map of the proposed development area was provided to all owners. Owner's present expressed concerns over the proximity of the new roads and location of the homes. The owner of 1016 asked if the secondary access road has been established. Management noted that it was not part of the proposal from First Hooksett. Other owners noted problems with the existing low water pressure and again were concerned that additional development would worsen the issue. Some noted that new development would have a negative impact on the resale of existing homes and a possible increase to the monthly assessments. The Board noted that no new development could happen without 80% of the existing 96 owners voting in favor of the development rights extension. Once the 12<sup>th</sup> amendment is finalized the Board will be sending notice of a special meeting to discuss the proposed extension and voting will begin.

## **ELECTION OF (2) DIRECTORS**

Owners present will elect two Board members for a 3-year terms.

The floor was opened to nominations.

The owner of 1013 nominated Jo Greenwald and the owner of 1002 seconded the nomination.

The owner of 1321 nominated Lester Robinson and the owner of 1029 seconded the nomination.

The owner of 1331 nominated Jason Milligan and the owner of 1344 seconded the nomination.

The owner of 1340 nominated Marc Lemenager and the owner of 1339 seconded the nomination.

The owner of 1003 nominated Dana Agro and the owner of 1325 seconded the nomination.

With no other nominations, the floor was closed to nominations. Paper ballot were cast and by majority vote Jo Greenwald and Lester Robinson were elected to serve 3-year terms.

## **OTHER BUSINESS**

Management noted that early next month a tree service would be on the property to conduct extensive pruning of the Bradford Pear trees in front of the homes. This will also include removal of some existing trees due to prior damage.

There being no further business the owner of 1028 made a motion to adjourn the meeting and the owner of 1376 seconded. All were in favor and the meeting was adjourned at 8:15 PM.

Respectfully Submitted

Allan O'Brien  
Property Manager