

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION  
2022 ANNUAL MEETING MINUTES  
June 11, 2022  
DRAFT

The 2022 Granite Heights Condominium Association Annual Meeting was called to order at 9:30 am. There were 48 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 2021**

The owner of 1321 made a motion to waive reading of the 2021 annual meeting minutes and accept them as presented. The owner of 1002 seconded the motion and all were in favor.

**PRESIDENT'S REPORT**

Lester Robinson, President of the Association, welcomed all owners to the 2022 Annual Meeting.

Allan O'Brien, Property Manager, then reviewed the President's report that covered work completed in 2021, planned for 2022, and status of the current and future development.

Many owners present were pleased with the snow removal services this past winter. Questions on future development were addressed later in the meeting.

After discussion the owner of 1321 made a motion to accept the President's Report as presented. The owner of 1352 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, 2021. As of December 31, 2021 there was \$330,521 in operating cash and \$375,579 in reserve funds. For the twelve months ending there was a deficit from operations of <\$15,465>. The deficit was anticipated due to the tree work, building repairs, landscaping, and pump station maintenance planned overages.

The owner of 1029 asked if the pump station was temporary and what should owners expect for future expense. Management noted that under the present status of the property the budget number should not change that much. The owner of 1017 asked about the responsibility for replacing the fire hydrant that was damaged by a vehicle. Management noted that the Central Hooksett Water is responsible for all hydrants.

The owner of 1331 made a motion to accept the 2021 Treasurers' report. The owner of 1321 seconded the motion and all present were in favor.

## **2022 BUDGET**

There were no objections to a review and approval of the 2022 budget at this annual meeting. The 2022 budget was reviewed.

The owner of 1352 asked if the Association would consider metal roofs. Management noted that metal roofing can create problems and doesn't recommend them on multi-unit buildings. The owner of 1321 asked about any surprise expense not included in the budget. Management indicated there were none at this time.

The owner of #1321 made a motion to approve the 2022 budget keeping the monthly fee to \$248 effective 1/1/22. The owner of 1002 seconded the motion and all present were in favor.

## **ELECTION OF (1) DIRECTOR**

Owners present will elect one Board member for a 3-year terms.

The floor was opened to nominations.

The owner of 1331 nominated Chester DuPont and the owner of 1026 seconded the nomination.

The owner of 1013 nominated Angela Graham and the owner of 1004 seconded the nomination.

With no other nominations, the floor was closed to nominations. Paper ballot were cast and by majority vote Chester DuPont was elected to serve a 3-year term.

## **DEVELOPER UPDATES**

The Board of Directors and Homeowners discussed and approved adding the following requirements to the proposed 12<sup>th</sup> amendment.

1. The Declarant has offered to construct 1 amenity, a tennis court or basketball court, if the owners ratify the 12<sup>th</sup> amendment. In addition the Association members will require the Declarant to make a payment towards future Reserve Requirements for maintenance of the infrastructure. The Declarant will be required to make a payment directly to the Association, upon ratification of the 12<sup>th</sup> amendment, in the amount of \$350,000 for the Association to use at their discretion. The Association would not be obligated to construct any amenities on the property.
2. All delinquent property taxes, interest, and penalties assessed by the Town of Hooksett on these 114 undeveloped homes, as identified in the

Town of Hooksett property tax listing as Mblu 14/14/A, must be paid in full upon ratification of the 12<sup>th</sup> amendment. Going forward the Declarant will be required to pay all property taxes assessed by the Town of Hooksett on any of the remaining 114 undeveloped homes on or before their due dates.

In the event of a default by the Declarant on timely payment of the property taxes the Declarant will be in default and agrees to cease all construction until the property taxes, interest, and penalties and been paid in full.

3. Secondary access road for resident at Granite Heights Condominiums. The Declarant at their expense shall complete a secondary access road built to the Town of Hooksett specification and approved by the Town of Hooksett, Granite Heights Condominium Association, and The Villages at Granite Hill Condominiums within 24-months of ratification of the 12<sup>th</sup> amendment.

If the secondary roadway is not completed within 24-months of ratification of the 12<sup>th</sup> amendment the Declarant will be in default and agrees to cease all construction until the secondary access road is completed, with all approvals noted above.

4. New Sewer Line. Upon ratification of the 12<sup>th</sup> amendment the Declarant agrees to complete the main sewer line per the plan, connect existing buildings 1361-1364, 1365-1368, and 1369-1372 to the new sewer line, remove and properly abandon the 3 existing temporary sewer pumping stations at their expense, prior to transferring the deed to any of the 114 homes.

In the event of a default by the Declarant on completing and connecting units 1361-1372 to the new sewer line, as well as removing and properly abandoning the 3 temporary sewer pumping stations prior to transferring the deed to any of the 114 homes, the Declarant will be in default and agrees to cease all construction until the above sewer work is completed..

5. Public Water Supply. The Declarant shall not construct, add, or alter the existing water supply system so that the constant pressure at the foundation level in the existing homes or any future homes is less than 50 PSI. The Declarant shall not construct, or alter the existing “Booster Pumping Station” that is currently the Associations responsibility to maintain, in order to provide any domestic water service, or fire sprinkler systems, to the new homes. In the event any alterations are required to the existing domestic water supply system owned by Central Hooksett Water Precinct, or the Association, the Declarant shall first be required to submit a request to the Association and receive written consent from Granite Heights Condominium Association of any alterations.

Owners also discussed the impact on property values, additional costs for services, traffic issues, location of the 2<sup>nd</sup> access road, low water pressure, and outstanding property taxes assessed on unbuilt homes. The Board of Directors has engaged the law firm of Sulloway & Hollis to provide an opinion on the matter of unpaid taxes for unbuilt homes. Once the opinion is received the Board will call for a special meeting to review the proposed 12<sup>th</sup> amendment and begin voting.

The Board noted that no new development could happen without 80% of the existing 96 owners voting in favor of the development rights extension.

There being no further business the owner of 1013 made a motion to adjourn the meeting and the owner of 1357 seconded. All were in favor and the meeting was adjourned at 11:30 AM.

Respectfully Submitted

Allan O'Brien  
Property Manager