

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 14, 2022

The Granite Heights Condominium Association Board of Directors meeting was called to order at 5:30 PM. The meeting was held at Cedar Management.

Board Members Present: Lester Robinson. Board member present by remote Jo Greenwald, Cynthia Olson, and Mark Bourque.

Owners present by remote: Chester DuPont, Nancy Caron, and Alex Libby.
Also Present: John DiBitetto, representing First Hooksett

Management: Allan O'Brien

Minutes

Mr. Bourque made a motion to accept the 10/19/21 minutes as presented. Mr. Robinson seconded the motion and all present were in favor.

Board member Stuart Adams submitted his resignation from the Board effective 3/22/22.

Financial Reports

The Board reviewed the financial statements for the period ending 3/31/22. As of that date there was \$337,907 in the checking account and \$375,579 in the reserve accounts. For the 3 months ending there was a surplus from operations of \$1,072. Units in arrears more than 3 months include 1332, 1360 and 1369.

Mr. Bourque made a motion to revoke the common and limited common area privileges for units 1332, 1360, and 1369 effective 4/14/22. Mr. Robinson seconded the motion and all present were in favor.

Mr. Robinson made a motion to accept the March 31, 2022 financial statements. Ms. Greenwald seconded the motion and all present were in favor.

Owner Requests

The owner of 1028 reports that the LED rear deck light has failed and was concerned about snow removal services.

The owner of 1328 has reported interior improvements.

The owner of 1318 has reported interior improvements.

The Board received a letter regarding the tenant of 1010 speeding on the property. Management has spoken with the landlord and the tenant.

The owner of 1014 requested permission for a licensed electrician to add an exterior outlet on the rear deck. The Board approved the request.

Homeowner time:

The owner of 1017 requested a review of the side lawn due to poor grass quality.

The owner of 1016 and 1014 requested plow damage repairs at the end of the roadway areas adjacent to the homes.

Additional Development:

Management reviewed the status of the 114 building rights for units owned by First Hooksett. In 2015 the owners voted a 5-year extension to complete these homes that expired in January 2021. The Declarant is requested another vote to extend the rights for an additional 5-years. Mr. Bourque asked about a recent Planning Board meeting where First Hooksett asked for the Town to verify that the property is an active development. Mr. DiBitetto answered that was there only intent, and added they would like to begin construction as soon as possible as some permits and wetland studies may expire shortly. Mr. Bourque also asked if it was their intension to complete the sewer line prior building additional homes and hooking up the three existing building to the new sewer. Mr. DiBitetto stated that the sewer line would be completed prior to selling any additional homes and the 3 existing buildings would connected to the sewer line. The second access to Granite Heights was originally planned by completing Thames Road to the south end of Granite Hill. Mr. DiBitetto is exploring a connection to Black Water Drive through the College North property. When asked when a seconded access road would be completed he could not give a date.

The owner of 1016 then asked about a real estate listing for property on Thames Road indicating Multi-Family homes and Elderly Housing could be built. The Board and Management were not aware of the listing and Mr. DiBitetto indicated it was on a section of land adjacent to the south end of Granite Hill. Management noted that Mr. DiBitetto has approached Granite Hill about roadway access for a logging operation and was not aware of any other plans.

The owner of 1018 was concerned about additional development and traffic impact on Granite Heights.

1017 requested the Board to research and make additional information available to the owners on the proposed Thames Road development.

The owner of 1016 also requested the same.

The Board of Directors will be setting up a special meeting of the unit owners for review and voting on another 5-year extension. Notice of this meeting will be sent to all owners by US Mail.

ANNUAL MEETING

The Board asked Management to contact the Manchester Community College to see if the facility is available on Saturday mornings.

Outstanding Items / Maintenance

1358 bury irrigation line rear

1335 Water pooling rear of home.

Powerwash buildings in 2022

There being no other business Mr. Bourque made a motion to adjourn the meeting at 6:50 PM. Ms. Greenwald seconded the motion and all present were in favor.

Respectfully submitted,
Allan O'Brien