

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 17, 2023

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, Angela Graham, and Tony Sukiennik.
Board member present by remote Jo Greenwald and Chester DuPont.

Owners present by remote: Lou Pipitone, Alex Libby, Deb Bills, Colette Leavitt, Deborah Sgro, Thomas Huard, Nancy Caron, Richard Frechette, and Joanne Luiso.
and Emily Paquette

Management: Allan O'Brien

Minutes

Ms. Greenwald made a motion to accept the 3/7/23 minutes as presented.
Mr. Robinson seconded the motion and all present were in favor.

Mr. Robinson made a motion to accept the Draft 6/1/23 Annual Meeting minutes as presented. Ms. Graham seconded the motion and all present were in favor.

Association Officers

Ms. Greenwald nominated Lester Robinson as President. Ms. Graham seconded the nomination.

Ms. Graham nominated Jo Greenwald as Treasurer. Mr. Robinson seconded the nomination.

Ms. Greenwald nominated Angela Graham as Secretary. Mr. Robinson seconded the nomination.

There being no other nominations the floor was closed to nomination. All were in favor of the nominations for Association Officers to serve until the next Annual Meeting.

New Attorney for collections.

Management recommended engaging Attorneys Feniger & Uliasz for collections work. Mr. Sukiennik made the motion to hire Attorneys Feniger & Uliasz for collections work. Mr. Dupont seconded the motion and all were in favor.

Financial Reports

The Board reviewed the financial statements for the period ending 7/31/23. As of that date there was \$326,337 in the checking account and \$375,600 in the reserve accounts. For the 7 months ending there was a deficit from operations of <\$22,323> due to insurance. Units in arrears more than 3 months include 1332, 1342, and 1360.

Owner Requests

The owner of 1016 was present and asked to have the bed area by 1345 sprayed for poison ivy, cleanup and edge other beds

The owner of 1028 was present and noted a water problem in the driveway.

The owner of 1017 was present and asked when the speed bump would be modified. Management noted that the speed bump is not on Granite Heights property and that it would be addressed in the fall.

The owner of 1003 commented on the same.

The owner of 1025 asked about use of and storage of a backup power generator.

The owner of 1016 noted that an exterior generator had been added to their home.

The owner of 1339 submitted a written request to repair the exterior bathroom vent.

The owner of 1317 submitted a request to fill a hole beside the home.

The owner of 1017 submitted a request to review the lawn area beside the home.

The owner of 1376 submitted a request to review trees behind the home.

The Board reviewed outside storage issues and noted that all portable basketball hops must be removed from the common areas as of 10/31/23. Going forward no portable basketball hops will be allowed to be stored in the common areas when not in use.

The owner of 1014 was present to explain to the Board that they have replaced insulation in the home due to rodent damage. The owner has paid \$17,500 and is asking for the Association to pay at least ½. The Board asked if the owner had notified the Association in advance of the request for reimbursement. The owner did not. The Board will take the matter under consideration, but the insulation is a unit owner responsibility.

The Board reviewed the plan for removal of brush and small trees behind 1337-1340.

The owner of 1022 reported a sink hole behind the home.

The owner of 1327 asked about the number and location of exterior solar light. Management noted that a maximum of 3 are permitted in the bed area by the front entry.

The owner of 1354 has been researching new garage door window grids and cannot find the original style. The owner presented an option that the Board approved.

The owner of 1026 asked about replenishing the crushed stone in front of the homes. The Board will consider this for 2024 based on the cost.

The owner of 1020 requested an update on reseeding around the home where the underground drainage was installed. Work has been completed.

The owner of 1016 noted that the landscaper has damaged vinyl siding on the home.

The owner of 1020 was considering placing a hot tub on the rear deck. Management noted that the decks cannot support the additional load.

Other Business

There were no updates future development updates. Management has not received a request from the declarant to call for a meeting.

The Board approved going forward with new directory signs throughout the property. Management will solicit bids for the signs and gather information on the cost of poles and sign brackets.

The Board reviewed an email from Consolidated Communication stating the Fidium Fiber has not been deployed at Granite Heights.

On a motion by Mr. Sukiennik and a second by Mr. Greenwald the Board reviewed and approved the 2023-2024 snow removal specifications. All were in favor.

The Board approved a proposal from Skillings & Sons for replacement of the irrigation well tanks beside #1372.

Hooksett Village Water will be adding a new water tank and is requesting an easement on a portion of the property to build the tank. Hooksett Village Water does not supply water service to Granite Heights and the new tank will not be connected to the existing lines at the Association. Further, there are offering a payment to the Association for the easement. The Board requested additional information on the location, size, and profile of the proposed tank, prior to making a final decision.

The Board approved engaging the services of an engineer to review and make recommendation to improve the roadway drainage in the 1001-1016 neighborhood.

Outstanding Items / Maintenance

1358 bury irrigation line rear

1017 New grass side lawn

There being no other business Mr. Robinson made a motion to adjourn the meeting at 7:55 PM. Mr. Dupont seconded the motion seconded the motion and all present were in favor.

Respectfully submitted,
Allan O'Brien