

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION  
2024 ANNUAL MEETING MINUTES  
May 30, 2024  
DRAFT

The 2024 Granite Heights Condominium Association Annual Meeting was called to order at 6:00 PM. There were 46 owners present or represented by proxy, thereby meeting the quorum requirement. The meeting was held at the Hooksett Public Library, 31 Mt. Saint Mary's way, Hooksett, NH.

**ANNUAL MEETING MINUTES 2023**

The owner of 1004 made a motion to waive reading of the 2023 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 2024 Annual Meeting.

Allan O'Brien, Property Manager, then reviewed the President's report that covered work completed in 2023, planned for 2024, and status of the current and future development.

**Buildings:** During 2023 the Association conducted exterior building repairs on an as needed basis. This included foundation crack filling, rebuilding lights, cleaning gutters, siding & roofing repairs, and removing snow and ice as needed from roofs in the winter.

In 2024 repairs will be conducted as needed, decks on 1333-1337 will be repaired and converted to composite decking, and gutters cleaned in the fall. New roadway directory signs and light tops were installed throughout the property.

**Common Areas:** Bark Mulch installed, tree work as needed, roadway drainage in 1001-1016 completed in the fall, new pavement on driveways 1318-1319 & 1358-1359, new irrigation pressure tanks for 1317-1380 well, and the tree line rear 1357-1372 cut back. In 2024 bark mulch will be installed, review and replace trees that were damaged and removed, pavement as needed, and review of overgrown shrubs in the front of the homes.

**Contractors:** Precision Property Services landscaping and snow, Green Way Lawn Care fertilization, and Cedar Management for property management.

Insurance: Master policy with Greater NY, new carrier as of 1/23/24, annual premium 2023 \$49,765, and 2024 renewal \$62,739. Many carriers declined to bid due to high property values, and an outstanding liability claim. Master policy deductible remains at \$10,000.

Future Building Plans. The recent vote taken to revive the building rights for 114 homes did not receive the required number of affirmative votes. Additional information will be reviewed during this meeting.

The owner of 1029 asked if the additional repairs needed on the rear decks of 1333-1337 were necessary on other decks. Management noted it was isolated to these 4 decks.

There being no other questions the owner of 1004 made a motion to accept the President's Report as presented. The owner of 1032 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, 2023. As of December 31, 2023 there was \$325,292 in operating cash and \$375,775 in reserve funds. For the twelve months ending there was a deficit from operations of <\$16,515>. The deficit was result of higher than budgeted insurance premiums.

The owner of 1337 made a motion to accept the 2023 Treasurers' report. The owner of 1004 seconded the motion and all present were in favor.

### **2024 BUDGET**

There were no objections to a review and approval of the 2024 budget at this annual meeting.

The operating section of the budget increased in Landscaping, Snow, Sewer Pump Expenses, Management Fee, and Insurance. Legal Fees were reduced by over \$4,500. Due to the large increase in insurance, the monthly assessment increased from \$275 to \$288 effective 1/1/24.

After discussion the owner of #1003 made a motion to approve the 2024 budget setting the monthly fee at \$288 effective 1/1/24. The owner of 1376 seconded the motion and all present were in favor.

## **ELECTION OF (3) DIRECTORS**

Owner's present will elect two Board members for 3-year terms and one for a 2-year term.

The floor was opened to nominations.

The owner of 1019 nominated Aley Libby and the owner of 1016 seconded the nomination.

The owner of 1365 nominated Nandu Bhagat and the owner of 1017 seconded the nomination.

The owner of 1029 nominated Colette Leavitt and the owner of 1032 seconded the nomination.

The owner of 1337 nominated Deb Sgro and the owner of 1032 seconded the nomination.

The owner of 1004 nominated Kevin Federico and the owner of 1349 seconded the nomination.

With no other nominations, the floor was closed to nominations. Each candidate was given time to interduce themselves. Paper ballots were cast and by majority vote Colette Leavitt and Kevin Federico were elected to Board. Candidates Alex Libby and Nandu Bhagat tied for the third most votes. Candidate Nandu Bhagat decided to withdraw in favor of electing Alex Libby who was then elected to the Board. Ms. Leavitt agreed to fill the 2-year position. Mr. Federico and Mr. Libby were elected for 3-year terms.

## **DEVELOPER UPDATES**

Management reviewed the results of the recent vote to approve the building rights of 114 homes as noted in the 11<sup>th</sup> amendment. The required 77 yes votes were not obtained for passing the 12 amendment. Only 20 owners voted in favor with 39 opposed and 37 owners not voting. After notifying the Developer they submitted 2 court cases related to building rights by Developers and feel they don't need approval from the owners. The two court cases were forwarded to Attorney Robert Best with Sulloway & Hollis for review and opinion. A copy of his letter was given to all owners in attendance. Attorney Best has reviewed the materials and has the opinion the Owners of Granite Heights have the authority to vote upon, and approve or decline the 12<sup>th</sup> amendment as the membership sees fit.

The owner of 1025 has provided research on the outstanding property taxes on the remaining building rights, which totals over \$575,000. Noted in a prior opinion letter from Sulloway & Hollis the Town of Hooksett can only seek payment from the Declarant/Developer, not the Association. The owner of 1331 asked bout breaking down the unit numbers in the future if there is another vote. Discussion then ensued as to why the majority of owners voted against the amendment.

Those included noise, disruption, developer not committing to building identical style home as required in the 11<sup>th</sup> amendment, and not agreeing to pay all outstanding taxes on the voted units prior to the first sale of the 114 homes in the 12<sup>th</sup> amendment. The owner of 1332 and 1327 asked who owns the land? Management reviewed the process of how land ownership is transferred from the Developer to the Association. When the Declarant files and amendment to add homes the ownership of land in that area is turned over to the Association. The original Developer declared all the homes and filed all amendments so the conversion was completed and the Association has taken possession of all the land, 140 +/- acres. The Board will keep owners aware of any new developments.

There being no further business the owner of 1359 made a motion to adjourn the meeting and the owner of 1376 seconded. All were in favor and the meeting was adjourned at 7:35 PM.

Respectfully Submitted

Allan O'Brien  
Property Manager