

GRANITE HEIGHTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 8, 2024

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 and Angela Graham. Board members present by remote Jo Greenwald and Chester DuPont.

Owners present by remote: Julie Morrison, Alex Libby, Deb Bills, Nancy Caron, Kevin Federico, and Srikanth Cherla. Homeowners present Michael Lennon.

Management: Allan O'Brien

Minutes

Mr. Robinson made a motion to accept the 11/27/23 minutes as presented. Ms. Graham seconded the motion and all present were in favor.

Filling Board Vacancy. Ms. Greenwald nominated Michael Lennon to fill the vacant Board position until the next Annual Meeting. Mr. Robinson seconded the nomination. Mr. Dupont nominated Alex Libby to fill the vacant Board position until the next Annual Meeting. No seconds to the motion. Mr. Robinson, Ms. Greenwald, and Ms. Graham were in favor of Michael Lennon filling the vacant Board position until the next Annual Meeting. Mr. Dupont was opposed.

Financial Reports

The Board reviewed the financial statements for the period ending 12/31/23. As of that date there was \$325,291 in the checking account and \$375,775 in the reserve accounts. For the 12 months ending there was a deficit from operations of <\$16,515> due to insurance premiums. Units in arrears more than 3 months include 1332, 1342, and 1360. Mr. Robinson made a motion to revoke and common and limited common area privileges for #1342 effective 2/8/24. Mr. Lennon seconded the motion and all present were in favor.

Owner Requests

The owner of 1009 asked the Board to consider adding front gutters to their home. Management will solicit a bid to add front gutters to the buildings.

The owner of 1332 requested permission to maintain a dog in accordance with the rules and also asked for permission to have a construction dumpster in their driveway for a period of 1-week. The Board approved both requests.

The owner of 1017 requested copies of contracts, financial statements, and noted a noted an error with the management contract. The financial statements have been forwarded, correction made on management contract, and other contracts should not be made available to non-owners.

The owner of 1019 and 1020 submitted letters regarding issues with the landscaper during fall cleanup. Gutters and stones around the foundations were blown into the lawn areas. The landscape contractor has been notified not to do this again.

The owners of 1020 submitted an update on the basement leak problem. The majority of the problem has been corrected and prior to the meeting the area in question has been sealed.

The owner of 1365 was present by remote to discuss their written request to add a security camera to the exterior of the building directly over the garage door. The owner also noted that there are currently other residents with exterior cameras. The Board and Management discussed the question of exterior cameras and privacy issues, rules for exterior cameras, and the differences between public and private roadways. The owner of 1017 felt it is not illegal to film from a street into someone's home. The Board will provide an answer to the owner of 1365 within 30-days.

The owner of 1026 noted a reoccurring small leak in the bulkhead area. Management will review.

The owners of 1020 requested permission to install patio pavers behind the home similar to other owners. Management noted the extensive drainage work that has been done behind the home and will meet with the owners to review options.

The owner of 1337 noted that the snow service company had not shoveled the hydrant and snow from in front of the garage door on a timely basis.

The owner of 1022 submitted a request to address a sinkhole behind the home and check for a roof leak. Both items have been addressed.

The owners of 1020 submitted a letter regarding excessive noise during leak cleanup operations.

The owner of 1380 requested permission to install an external EV charging station on the gable end of the garage. The request was approved and the owner will submit the electrical permit.

The owner of 1016 was present by remote and asked the Board to consider installing a gutter over their garage. As noted during a prior request, Management will be gathering costs for gutters in front of the homes.

The owner of 1017 was present by remote to express his concerns of conduct over the process for replacing the vacant Board position and commented on the speed bump redesign on Avon Road. Ms. Graham noted that there was no intent by other members of the Board to deceive this owner.

Mr. Dupont recommended that the Board consider having a direct email address for owners to submit item to the Board, not Management first. He also noted that this would allow for the Board to conduct surveys directly with owners, without involvement from Management. The Board will look at the possibilities, and procedures to establish a directly link to the Board without using individual Board members emails.

Other Business

On January 22, 2024 the Association held an informational meeting to review the revival of the building rights from the 11th amendment that have since expired. The owners will have until March 31, 2024 to return their 12th Amendment voting ballots and on or about April 1, 2024 the Board will announce the results.

Fire sprinkler system maintenance critical recommendation. The Association's Master Policy carrier has mandated that all individual unit owners have their internal fire sprinkler serviced on an annual basis and a certificate posted on the equipment with the name of the service contractor and date of service. Management will be sending notice to all owners to provide proof of service within the last 12-months.

The Board reviewed the updated map on the proposed easement with Hooksett Village Water that provided a time line to replace the existing tank and construction on the new tank. The Board is in favor of granting the easement for the new tank with compensation paid to Granite Heights by Hooksett Water in the amount of \$38,000.

Outstanding Items / Maintenance

1358 bury irrigation line rear, and repair plywood.

1017 New grass side lawn

1355 Roofing issue

1029 Tree roots side of home

1025 Prune tree limbs front of home

There being no other business Mr. Lennon made a motion to adjourn the meeting at 7:50 PM. Ms. Greenwald seconded the motion seconded the motion and all present were in favor.

Respectfully submitted,
Allan O'Brien