The Proposed Ridge Budget 2026 Operating Account Income Statement

	2026 Worksheet Budget	2025 Approved Yr Budget	Estimated Year Dec 2025	2024 Actual
Monthly Condo Fee	$750	$650	$650	$650
# of Paying Units	26	26	26	26
2025 80 % Oper. $520 & 20% Res. $130				
2026 75 % Oper. $560 & 25% Res. $190				
OPERATING INCOME				
Gross Condo Fees	$ 234,000	$ 202,800	$ 202,800	$ 202,800
Reserve condo Fees (20%) 2026 25%	$ 59,280	$ 40,560	$ 40,560	$ 40,560
Net Condo Operating Income (80%) 2026 75%	$ 174,720	$ 162,240	$ 162,240	$ 162,240
Late Fees	$ -	$ -	$ -	$ 7
TOTAL OPERATING INCOME	$ 174,720	$ 162,240	$ 162,240	$ 162,247
Operating Expenses				
GENERAL & ADMINISTRATIVE EXPENSES				
Insurance	$ 40,000	$ 36,340	$ 36,700	$ 32,892
Management Fee	$ 15,339	$ 14,892	$ 14,895	$ 14,461
Legal / Accounting	$ 2,000	$ 4,000	$ 12,395	$ 1,582
Administrative/Misc	$ 700	$ 700	$ 755	$ 3,753
TOTAL GENERAL & ADMINISTRATIVE EXP.	$ 58,039	$ 55,932	$ 64,745	$ 52,688
BUILDING MAINTENANCE & GROUNDS EXP.				
Landscaping and snow removal	$ 52,046	$ 50,542	$ 50,451	$ 48,772
Landscaping Discretionary	$ 25,000	$ 20,000	$ 16,042	$ 13,706
Repairs,Painting & Maint.	$ 37,700	$ 32,000	$ 41,751	$ 24,800
Chimneys/Dry Vent Cleaning Expense	$ 5,000	$ 5,000	$ -	$ 3,250
Chimneys/Dry Vent Cleaning Income Contra	$ (5,000)	$ (5,000)	$ -	$ (3,250)
Pest Control	$ 1,500	$ 1,500	$ 1,226	$ 839
TOTAL BLDG.MNT. & GROUND EXP.	$ 116,246	$ 104,042	$ 109,470	$ 88,117
Total Operating Expenses	$ 174,285	$ 159,974	$ 174,215	$ 140,805
NET OPERATING INCOME	$ 435	$ 2,266	$ (11,975)	$ 21,442
OPERATING EXPENSES BREAKDOWN				
Total Operating Expenses/26(PER UNIT)	$ 6,703	$ 6,153	$ 6,701	$ 5,416
Total Monthly Operating Expenses	$ 559	$ 513	$ 558	$ 451
GENERAL & ADMINISTRATIVE EXPENSES	$ 186	$ 179	$ 207	$ 169
BUILDING MAINTENANCE & GROUNDS EXP.	$ 373	$ 334	$ 351	$ 282
ACT. CONDO FEES FOR OPERATIONS	$ 560	$ 520	$ 520	$ 520

The Proposed Ridge Budget 2026 Reserve Account Income Statement

	2026 Worksheet Budget	2025 Approved Yr Budget	Estimated Year Dec 2025	2024 Actual
RESERVE CONDO FEE INCOME	$ 59,280	$ 40,560	$ 40,560	$ 40,560
Interest on Reserve Account/Sweep	$ 900	$ 5,000	$ 2,116	$ 4,739
TOTAL RESERVE INCOME	$ 60,180	$ 45,560	$ 42,676	$ 45,299
Reserve Expenses				
Bank Service Charge	$ 2,400	$ 2,125	$ 2,304	$ 2,127
Chimney Chase Cover Repair/Replace	$ -	$ -	$ -	$ 6,250
Asphalt Replacement	$ 36,000	$ 3,000	$ -	$ -
Roof Replacement	$ -	$ 47,000	$ 78,000	$ -
Gutters & Downspouts	$ -	$ -	$ -	$ 23,475
Deck Replacement	$ -	$ -	$ -	$ -
Walkway Refurbishment	$ -	$ -	$ -	$ -
Painting	$ 35,741	$ 15,000	$ 10,400	$ 26,214
Transfer to Operating	$ -	$ 4,500	$ 4,500	$ -
Greenstone Project Fee	$ 3,587	$ 2,350	$ 4,420	$ 581
TOTALRESERVE EXPENSES	$ 77,728	$ 73,975	$ 99,624	$ 58,647
RESERVE NET INCOME	$ (17,548)	$ (28,415)	$ (56,948)	$ (13,348)
TOTAL NET INCOME	$ (17,113)	$ (26,149)	$ (68,923)	$ 8,094
RESERVE ACCOUNT RECONCILIATION				
Reserve Account Beginning Balance	$ 41,670	$ 100,827	$ 98,618	$ 99,946
SPECIAL ASSESSMENT $2,000 PER UNIT	$ 52,000	$ -	$ -	$ -
RESERVE INCOME	$ 60,180	$ 45,560	$ 42,676	$ 45,299
NET RESERVES TRANSFERS	$ -	$ -	$ -	$ 3,926
RESERVE EXPENSES	$ 77,728	$ 73,975	$ 99,624	$ 58,647
NET INCOME TRANSFER FROM OPERATIONS	$ -	$ -	$ -	$ 8,094
TOTAL RESERVE ACCOUNT BALANCE	$ 76,122	$ 73,975	$ 41,670	$ 98,618
BANK ACCOUNTS ESTIMATED			$ 46,022	
MMA Reserve			$ 17,407	
Reserve Account			$ 24,263	
TOTAL RESERVE ACCOUNT			$ 41,670	
Operating Account			$ 28,236	
Total Bank Accounts			$ 69,906	
Operating Account			$ 28,236	
Accounts Receivable 09/30/25			$ (11,996)	
Adjusted Operating Account Balance 12/31/25			$ 16,240	
Annual Operating Fees $650X26			$ 16,900	
			96.1%	

The Ridge December 31, 2024 Income Statement Amended					
					Comments
	2024 Approved Budget	Actual Mth Dec 2024	Actuals (Year 12-31-2024)	12 month forecast	
Monthly Condo Fee	$650				$650 monthly fee
# of Paying Units	26				
Operating Account					
Operating Income					
Condo Fees	$202,800	**$16,900**	**$202,800**	$202,800	
Chargebacks	$5,000	$0	**$3,250**	$3,250	
Late Fees	$0	$0	**$7**	$7	
Total Operating Income	$207,800	$16,900	**$206,057**	**$206,057**	
Operating Expenses					**Notes**
Insurance	$31,600	**$2,502**	**$32,892**	$31,866	New policies downpayment
Management Fee	$14,461	**$1,205**	**$14,461**	$14,461	Per annual contract
Landscaping and snow removal	$49,586	**$4,055**	**$48,772**	$48,826	New contract effective 5/1
Landscaping Discretionary	$20,000	$0	**$13,706**	$22,500	Seacoast Turf Weed Tx
Repairs & Maint.	$30,000	**$10,551**	**$16,825**	$19,000	Got Gutters Invoice 11/22
Repairs & Maint. - Painting	$7,000	$0	**$7,975**	$8,000	
Pest Control	$1,500	**$199**	**$839**	$1,500	
Chimneys/Dry Vent Cleaning	$5,000	$0	**$3,250**	$3,250	
Legal / Accounting	$2,500	**$300**	**$1,582**	$2,500	
Administrative/Misc	$500	**$2,799**	**$3,753**	$3,250	Greenstone charge extra Board mtg/bank service charge ($177 coded incorrectly A/C 6022 Admin /Misc moved to Reserve Expense)
Contribution to Reserve Account	$40,560	**$3,380**	**$40,560**	$50,560	
Total Operating Expenses	$202,707	$24,991	$184,615	$205,713	
Net Operating Account Fund	$5,093	($8,091)	$21,442	$344	
Reserve Account					
Beginning Balance	$63,462	$87,008	$99,946	$99,946	
Contribution Operating/Other Income	$40,560	**$3,380**	**$40,560**	$50,560	
Transfers	$0	$0	$21,350	$21,350	Greenstone payments out of operating account
Interest on Reserve Account/Sweep	$2,300	**$313**	**$4,739**	$5,040	Investment Income
Total Reserve Balance prior to Expenses	$106,322	$90,701	$166,595	$176,896	
Reserve Expenses					
Bank Service Charge	$0	**$177**	**$2,127**	$ 2,125.00	Sweep account fees increased $177 for miscoding of Bank fees from A/C 6022
Chimney Chase Cover Repair/Replace	$0	$0	**$6,250**	$6,250	
Asphalt Overlay - Replacement/Repair	$3,000			$0	
Roof Replacement	$0	$0	$0	$0	
Gutters & Downspouts	$10,000	$0	**$23,475**	$23,475	Top Roofers 230-232
Deck Replacement	$0			$0	
Walkway Refurbishment	$0			$0	
Painting	$15,000	$0	**$26,214**	$26,214	Certa Pro #221, 229/231
Transfer to Operating	$0	$0	**$17,424**	$17,424	Greenstone checks written from wrong account-transfer to operating
Greenstone Project Fee	$0	$0	**$581**	$581	5% per contract-gutters 226-227
Total Reserve Expenses	$28,000	$177	$76,071	$76,069	
Reserve Balance	$78,322	**$90,524**	**$90,524**	$100,827	Projected Reserve Account Balance at end of year

PROPOSED CAPITAL IMPROVEMENT PROJECTS ON THE RIDGE 2026-2031

PAINTING

2026		2027		2028		2029		2030		2031
Units		Units				Units		Units		Units
214-216		219-220		none		230-232		211-213		233-235
217 and garage		224-225				236		228		
222-223		226-227								

Previously completed painting: 2024: Units 221, 229, 231 and 2025: Unit 237

DRIVEWAYS

2026		2027		2028		2029
Units		Units		Units		Units
221-223		227, 229, 230		213-220		211-212
224-226		231, 232-234				235-236
228						237

LIGHT POSTS

The Light Post replacement project will be completed over the next three years.

MOODY POINT COMMUNITY ASSOCIATION ANNUAL MEETING
NOVEMBER 1, 2025 - DRAFT MINUTES

Board Members present:
- Cindy Hibert, Member at Large, President
- Barb Belak, Hill
- Mary Cady, Ridge
- Lloyd Hamm, Lubberland Creek
- Trish Simon Waterfront

Unable to Attend
- Mike Ferrara, Member at Large, Vice-President
- Pete Harmon, Meadow

Non-voting officers:
- Skip Sherman, Treasurer
- Martha Saitta, Secretary

Committees:
- Roger Cady, Water Systems Committee (WSC)
- Sara Meade, Community Life Committee (CLC)
- Trish Simon, Environmental Committee (EC)
- Val Shelton, Stormwater Management Committee (SWMC)
- Cindy Hibert for Mike Ferrara, Website Task Force

Property Management:
- Ryan Griffin, Greenstone Management

1. Introduction

- A quorum was reached: 85% of the membership present either in person or by proxy.
- Cindy called the meeting to order at 9:02 am.
- Cindy welcomed new members to the community: Hazel Molin, Chuck Zerbinopoulos, Dave and Jessica Michelsen, Jeanie and Tom Loeb, Lisa and John Sundean, Bryant Lee and Holly Mackey, Michael and Donna Ragan.
- Cindy reviewed the structure of the MPCA Board, which includes one representative from each sub-association: Barb Belak (Hill), Mary Cady (Ridge), Pete Harmon (Meadow), Lloyd Hamm (Lubberland Creek) and Trish Simon (Waterfront), along with two at-large members, currently Cindy Hibert and Mike Ferrara. She noted that voting will take place today to fill both at-large positions. Cindy is stepping down, leaving a vacancy for a 2-year term, and Mike Ferrara's 3-year term has concluded.
- Cindy thanked Val and volunteers (Susan Kennedy, MJ McCauley, Ed Milliken and Rich Musacchio) for running the sign-in and proxy registration process, Boyd for running the Zoom session, Sara and the CLC (including the at-large members) for

providing breakfast, Ryan for all he and Greenstone management has done for the community, Martha for being the board secretary, all the committee leads - Sara (CLC), Trish (EC), Val (SWMC), Roger (WSC), and all the Board members she has worked with (including Dick Stone, previously Meadow). She stated that it has been a wonderful board that worked well together and accomplished a lot.
- Cindy handed over leadership of the meeting to Trish Simon and Lloyd Hamm.

Welcome from Lloyd and Trish
- Lloyd thanked everyone for coming and expressed his hope for a quick, friendly meeting and for everyone to leave in high spirits, encouraged about the community's direction in the coming year.
- Voting: Val explained the voting system and use of white/yellow cards and paper ballot.
- Lloyd noted that the agenda had been changed to allow the ballots to be counted while the meeting proceeds with committee reports.

2. Approval of Minutes

a. Trish called for a motion to approve the minutes of last year's annual meeting. **Motion**: Roger Cady (Ridge) moved to approve the MPCA Annual Meeting November 2, 2024 minutes. Seconded by Cindy Hibert (Ridge). Motion passed.
b. Trish called for a motion to approve the minutes of the July 22, 2025 Special meeting. **Motion**: Cindy Hibert (Ridge) moved to approve the MPCA Special Meeting, July 22, 2025 minutes. Seconded by John Sundean (Waterfront).

Correction: Ginger Kraus (Hill) asked for the spelling of her name to be corrected.

Discussion: Deb Smith (Meadow) and Ginger Kraus (Hill) raised questions regarding a potential omission and the validity of one of the concluding paragraphs.

Motion: Deb Smith (Meadow) moved to strike the third-to-last bullet point from the minutes, which read: "Approval of the Amendments to the Bylaws requires a 2/3 affirmative vote by MPCA members, which would be a minimum of 68 yes votes. Having not accomplished this at this meeting, the Board will deliver a ballot with the amended Amendments to those members who did not vote, with the goal of obtaining close to 100% member participation and a minimum of 5 yes votes, passing the Amendments as amended."
The motion was seconded by Ginger Kraus (Hill). The motion failed to pass.

Cindy Hibert (Ridge) noted that this had been stated at the meeting.

A vote was then called on the original motion to approve the minutes. Motion passed.

3. Motions to Elect New Members at Large

a. Trish opened the voting for the Member at Large, 3-year term.

- Trish announced the two nominees: Mike Ferrara and Emily Becall. (See posted bios.)
- Trish asked if there were any nominations from the floor. There were none.
- Trish asked the nominees (in alpha order) to say a few words:
  - Emily Bacall discussed her history at Moody Point and her concern regarding the recent changes in atmosphere. She discussed her background and leadership roles. She would like to restore transparency in the Board processes and would be honored to represent the community on the MPCA Board.
  - Linda Ferrara spoke on behalf of Mike who was unable to attend. She spoke to Mike's ability to connect with people and open lines of communication, commenting that he is a good listener and is able to admit when he is wrong.
- Lloyd called for members to vote by marking their ballots.

b. Member at Large 2-year term

- Trish announced the two nominees: Gordy Rehnborg and Laura Mills. (See posted bios).
- Trish asked the two nominees to say a few words:
  - Laura Mills said she was grateful to be part of this community. She appreciates the people and neighbors of Moody Point. She believes strong communities are built on trust and participation and requires space for open dialogue, communication and collaboration. She would create space for voices to be heard.
  - Gordy Rehnborg reviewed his broad experience serving on various boards, both at Moody Point and elsewhere. He commented on the history of friendliness in the neighborhood and the more recent problems with community members threatening to sue other community members, Board members and the MPCA Board. He stated that Mike Ferrara has a plan to help calm and restore the community and expressed his desire to assist in implementing that plan.
- Trish asked if there were any nominations from the floor. There were none.
- Lloyd called for members to vote by marking their ballots.

- Deb Smith (Meadow) questioned why the Board had nominated an individual who is ineligible to serve (Gordy), noting that he is not listed as an owner of record in the Rockingham County Registry, as required by the bylaws.
  - Gordy responded that the condominium is owned by a trust, of which he and his wife are both trustees. Therefore he is eligible to serve.
  - Lloyd stated that the board had reviewed the documentation and was satisfied that Gordy was eligible to serve according to the bylaws.

- Ginger Kraus (Hill) asked for the bylaws to be reviewed and amended to clarify the definition of member and owner. Lloyd responded that the Board will look into this in the new year.

4. **Motion for MPCA Board decisions for the past fiscal year be approved.**
   - **Motion:** Russ Simon (Waterfront) moved: “That all official actions taken by the Board of Directors of the Moody Point Community Association since the last annual meeting be and hereby are adopted, ratified, approved and confirmed.” Mark Moeller seconded.
   - Lloyd called for members to vote by marking their ballots.

All ballots were collected.

5. **Committee Annual Reports**
   a. **Water Systems Committee (WSC)** - Roger Cady
      - See posted annual report.
      - Moody Point owns the water system. The 13 member WSC is tasked with keeping that system operational.
      - Last week there was a situation with multiple simultaneous failures in the sewage pumping and alarm systems. WSC was able to correct the 3 failures without significant problems.
      - WSC had previously recommended replacing the monitoring and control system. This was approved by the board and should take place this month.
      - WSC goals for the future include: improve efficiency, energy consumption reduction, better communication with the community regarding water usage/ saving, and improved leak detection/identification.
      - Roger thanked the committee for its help and dedication.

   b. **Environmental Committee (EC)** - Trish Simon
      - See posted annual report.
      - EC is in charge of all common land at Moody Point.
      - The EC includes representatives from all associations, providing a diversity of ideas and perspectives.
      - Trish expressed her appreciation for the volunteers on the EC, as well as those who contributed to special projects such as building the kayak racks. She also acknowledged the many unofficial volunteers who quietly help with tasks like managing dog waste and maintaining plantings without being asked.
      - Review of 2025 projects: trail maintenance, benches, no parking sign at trail entrance, kayak racks.
      - Forestry Management
        - Two large diseased trees near the trails were identified and removed this year. Although the EC is aware of several smaller dead trees throughout the property, the budget did not allow for all removals to be completed at this time. The larger trees were prioritized for safety reasons. The smaller dead trees/branches on MPCA land will be addressed next year.
        - View cuttings: approvals are based on DES laws. Many years ago the shoreline was walled with trees.The EC started a program of forestry management which started to open up the view, then in 2010 a storm took down nearly 400 trees.

- The Forester feels we have maximized the safe level of view cutting and recommends reducing view cutting request to every 2 years going forward. No requests for view cutting will be considered in 2026.

- Pond management:
  - The Pond was originally constructed in 1980s for drainage and fire use. The Cistern built on the Ridge in 2008 made use of the pond for fire unnecessary. The Newmarket Fire chief confirmed that the Pond could be used as auxiliary fire protection. This could result in lower DES permitting fees, but a dry hydrant would need to be installed.
  - Last year a leak in the overflow tower (culvert) was identified as the cause of low water levels. The leak was fixed in 2024, but this year it was determined that the pond is again leaking around the tower and also draining through the corroded bottom of the culvert. These leaks have resulted in a 30” drop in water level and the draught has caused an additional 14” drop.
  - In 2026, the EC will work to develop a plan to replace the spillway and outflow culvert and install a dry hydrant. Engineering and construction bids will be solicited. Alternate options will also be considered. The community will be kept informed and involved throughout the process.
- Trish thanked Beth Marsh (Ridge) for all the happiness she has brought to the community with the fun and amusing outfits she provides for the BYO Deer.
- Tags for Kayaks have arrived and should be attached at bow of boat. You must provide a name, but if you prefer not to use your full name, a first name and location identifier such an association or street number is fine (e.g. Russ 510, or Russ Waterfront).
- Ron Hornsby (Lubberland Creek) introduced and thanked the Bee team: Melody Wyman (Ridge), Linda Allen (Ridge), Mary Flanagan (Hill), Janis Riley (Waterfront). Ron briefly outlined the care and residents of the two hives.

c. **Storm Water Management Committee (SWMC) -** Val Shelton
- See posted annual report.
- Val reviewed the committee’s history and scope of work since its inception in 2019.
- A plan to correct drainage infrastructure and control polluted stormwater runoff into Great Bay was developed by Newmarket engineer in conjunction with SWMC and a warrant article was put to vote in 2025 to fund it. The Warrant article failed to pass by just 30 votes.
- 2025 projects
  - Continued to work with town to resubmit SWM plan.
  - Drainage improvements made to road by 234/235 Cushing.
- 2026 Goals
  - SWMC working with town over next several months to get warrant article passed.
  - Need to get out a positive vote. Unfortunately this year the loan forgiveness is only 15% vs. the 25% it had been in 2025. Strong PR campaign needed to reach voters.

- Look into possible cost-sharing with MPCA in order to reduce project cost and improve voter support, e.g. can we take on maintenance responsibilities?
- Rain barrel program to be revisited.
- Possible group volunteer rain garden project at MPCA.
- Will be updating the reserve study, including culvert repair/replacement and need for boardwalks along parts of trails that flood.
- Looking to move SWMC committee responsibilities under EC.

d. **Community Life Committee** (CLC) - Sara Meade

- See posted annual report.
- The purpose of the CLC is to create a shared sense of inclusive community and create meaningful relationships that enhance life in the community.
- CLC is made up of volunteers who are generous with their time and talent.
- Introduction of and thanks to committee members: Martha Saitta (Waterfront), Chris Guthro (Meadow), Mary Flanagan (Hill), Mary Milliken Ridge), Boyd Allen (at-large), Jan Hornsby (Lubberland), Linda Ferrara (Advisor); other at-large members: Barb Belak, Beth Marsh, Mary Stone, Barbara Mariani, Robin Lynch, Pricilla Ballaro, Chris Kennard, Sue Musacchio, Bobbi Treece; and others including: Jeff Meade, Ed Milliken, John Guthro and Ron Hornsby.
- Reviewed the numerous activities that the CLC sponsors including community gatherings, Timely Topics, BYOS, and other functions such as memorial donations, community charitable projects and welcoming of new neighbors.
- New neighbors were advised that hosting a BYO is very easy. All you need to do is clean off a few horizontal surfaces, neighbors show up at 5:00 with their own drinks and food to share, and leave promptly by 7:00.
- It was noted that the Welcome letter has been updated to include reference to the book “Small Town, Big Oil.” A Moody Point resident has generously and anonymously donated several copies to the Newmarket town library. All are encouraged to read this true story that profoundly impacted the Great Bay and Moody Point area.
- This year we lost two of our neighbors: Arnie Frank and Dick Ormrod, Memorial gifts were given in their names to the Anti Defamation League and the Nature Conservancy respectfully. In a case where a specific charity is not named by a family, memorial gifts are given to Great Bay Stewards.
- In previous years CLC has gathered donations for the Lamprey Health ’Tis the season” program. However Lamprey Health has discontinued this program so the CLC will be looking into other options for its holiday charitable fundraiser.

e. **Website Management Task Force** - Cindy Hibert for Mike Ferrara

- See posted annual report.
- Improved search and print functions have been added to the membership directory.
- Website redundancy has been reduced.
- Earlier delays in postings due to NewPath staffing issues have been resolved. Postings should now be completed within two business days.

- The posting process has been updated such that now a confirmation is sent for all posting requests.
- Website Blast requests: CLC does the majority of blasts, followed my EC and MPCA.
- Postings: Majority of postings are made by the MPCA, followed by the sub-associations.
- The task force will continue refining processes and exploring alternatives to NewPath.
- Sue Musacchio is stepping down as MPCA webmaster and liaison with NewPath - many thanks for her service. She will be succeeded by Dennis Duquette

6. **Property Management Report** - Ryan Griffin
   - See posted annual report.
   - Greenstone Management has been property manager for 3 years.
   - Responsibilities include:
     - Infrastructure oversight: including the water systems, asphalt project.
       - Bell & Flynn to pave dumpster area. Likely trash containers to be moved to perimeter of new paving area and residents may be asked to walk their trash to the dumpsters while new asphalt cures. Will keep membership updated on timing.
     - Ground maintenance: Lot 4 landscaping, brush hogging; keeping common areas, walkways and trails clean, safe and accessible.
     - Facilities management/maintenance: dock, screen house and deck, benches, kayak area.
       - Thanked Jeff Meade and all volunteers for work on new kayak racks.
     - Environmental stewardship: identification/removal of hazardous trees along trails in conjunction with arborist/EC, shoreline maintenance, pond management, pest control (ticks/mosquitos), invasive plant control (purple loosestrife, poison ivy).
     - Budget management and financial oversight: monthly reporting, assist future projects planning.
     - Resident communication.
     - Board and committee support. Ryan thanked Trish (EC), Roger (WSM) and Val (SWMC).

7. **Treasurer's Financial Review** – Skip Sherman
   a. Opening remarks
      - Skip spoke to a three year history of community financial successes.
        - Managing fees despite inflation: fees reduced from $1800 (2023) to $1600 (2024) and then to $1700 (2025).
        - Ran a $10,000 surplus last year which was returned to the community through a $100 credit (reducing the annual fees).
        - Reserves are currently well funded.

- CDs have been reinvested at higher interest rates, increasing interest income from $500 to $2400 at its peak. This will come down now with lower interest rates.
- Formed budget committee with treasurers of sub-associations to help review budgets.
- Implemented copilot review model put in place in 2022 by Dan Crowley.
- Participated in Zoom call prior to this meeting to answer community questions.Skip thanked participants.

• Skip stated his intention to resign as treasurer at the end of the year given a contentious relationship with the board since the July 22 Special Meeting.
  - Addendum: After the meeting, Skip clarified that his resignation was to be effective at the end of the annual meeting.

b. Financial Highlights for FY2025 (YTD)

• This year we will be approximately $5000 over budget due to higher legal fees and spending on invasive pant treatment, but since capital expenses will be $28,000 lower than expected (due to stormwater project deferrals) we end the year in a good place.
• Association Fees were set at $1700 in 2025 but were offset by a $100 reduction from a 2024 surplus.
• Capitol reserve is projected to be about $586,000.
• Overall assessment: expenses will come in a little higher than budgeted but should not have to tap into operating reserves.
• Ginger Kraus (Hill) stated that, since the Storm Water Management Project has been postponed until 2026, the funds budgeted for the project should be carried forward into the 2026 budget rather than remain in the 2025 reserves. She also questioned why the Board approved an $8,000 budget overage for the dumpster area paving project.
  - Skip responded that the bylaws do not address deferred projects, and best practice is for budgeted funds for uncompleted projects to revert to the general operating budget. Additionally, funds were available to cover the $8,000 overage, so the paving project was approved.
• Ginger Kraus (Hill) requested that the Board provide the community with clearer information on how budget reserves will be used in the future, claiming a lack of transparency regarding which projects have been funded.
  - Lloyd responded that the capital reserve plan is only three years old, was shared with the community when created, and has not been updated since.

b. Proposed Budget for FY2026

• Operating expenses expected to increase 10.4% primarily due to higher insurance rates, invasive plant treatment and increased budget for legal fees.
• Proposed Increasing association dues to $1,800 (from $1,700), representing an overall fee increase of 6%, compared with a 10% rise in expenses.
• Capital reserve expected to be $593,000.

- Capital expense projects planned for 2026: storm water remediation, pond study/permitting, website upgrade and water system improvements. Total capital expenses: $44,500.

c. Motion to Ratify the Proposed FY2026 Budget and Fees
- **Motion:** Mike Hickey (Waterfront) moved to ratify the proposed FY2026 Budget and fees. Seconded by MJ McCauley (Meadow). Motion passed with 3 abstentions.

8. **Report of Voting Results** – Lloyd Hamm
- Lloyd confirmed that a quorum was achieved, with 85% of the membership present either in person or by proxy. (58 in person, 28 by proxy.)
  - An audit of registrants confirmed the quorum and voting results, with 59 members attending in person and 28 by proxy, representing 86% of the membership.
- Three-Year Term: Mike Ferrara – 66 votes, Emily Becall – 20 votes, 1 abstention.
- Two-Year Term: Gordy Rehnborg – 55 votes, Laura Mills – 24 votes; 4 abstentions; 3 write-in votes for other individuals.
- Motion to ratify the MPCA Board decisions for the past fiscal year: Vote Resu**lt:** 68 in favor, 1 opposed, 4 abstentions.

9. **New Business** – Trish and Lloyd

a. Recognition of MPCA Members
- Trish thanked the following for their service to the community:
  - Dick Stone - Meadow rep to the MPCA Board.
  - Dennis Duquette - Ridge rep to the MPCA Board.
  - Susan Britton - Ridge rep to the MPCA Board.
  - Marcia Steckler - EC chair
  - Sue Mussacchio - websmaster and liason with NewPath
  - Cindy Hibert - MPCA Board member at large and Board President

b. Other new business
- Debra Smith (Meadow) stated that the Meadow has been told that their elected MPCA Board representative is unable to be fully engaged in board business and has been asked to step down/be replaced. She added that, with two outstanding complaints against Attorney Ducharme, it is important to remember that when an outside consultant is hired, they serve the entire community not select individuals, and cannot choose whom they represent.
- Russ Simon (Waterfront) shared a bit about the Newmarket Charter Commission: Russ is one of the nine members elected for the Newmarket Charter Commission. The Commission is charged with reviewing the town's charter (constitution) for potential updates. The Commission's report is out and will be shared with the town and reviewed but the State. The Commission has not recommended changing the form of government, but has suggested updates to how it operates.

10. Movement to adjourn
    - **Motion**: Mark Moeller moved to adjourn the meeting, Bill Cormier (Waterfront) seconded. Motion passed.
    - The meeting was adjourned at 11:30 am.

11. Executive Session for MPCA Board plus Officers

    Attending: Lloyd Hamm (Lubberland Creek), Trish Simon (Waterfront), Barb Belak (Hill), Karen Allen (for Pete Harmon, Meadow), Gordy Rehnborg (Member at large). Mary Cady (Ridge), Martha Saitta (Secretary).

    Absent: Mike Ferrara (Member at large), Skip Sherman (Treasurer).

    a. The following slate of officers was elected:
        - Mike Ferrara - President
        - Gordy Rehnborg - Vice President
        - Martha Saitta - Secretary
    b. The Board voted to accept Skip Sherman's resignation as Treasurer, effective upon a smooth transition of responsibilities to his successor.
    c. The Board voted to hold a meeting in early December to appoint a new Treasurer.

Moody Point Community Association

DESCRIPTION	MPCA Board Recommendation	BUDGET TOTAL	% Change	Current Year	Current Year
INCOME	**FY2026**	**FY2025**		**Projection**	**Aug YTD**
Late Fee Income					
Net Interest Income	$ 16,500	$ 19,200	-14%	$ 19,200	$ 13,680
Water Usage Fees	$ 12,000	$ 9,970	20%	$ 9,941	$ 9,941
Annual Operating Dues	$ 133,000	$ 121,335	10%	$ 116,271	$ 116,271
Annual Capital Assessment Income	$ 35,000	$ 35,000	0%	$ 35,000	$ 35,000
Other Income/Tax Refunds				$ 10,960	$ 10,960
TOTAL INCOME	$ 196,500	$ 185,505	6%	$ 180,412	$ 174,892
CAPITAL EXPENSES					
Dumpster Paving / Engineering Study		$ 25,000		$ 32,000	
Stormwater Remediation	$ 10,000	$ 40,000		$ 5,000	
Trail Improvements		$ 6,000		$ 3,650	$ 3,650
Shoreline Improvements		$ 10,000		$ 3,000	
Pond Study & Permitting	$ 25,000				
Shoreline Reinforcement / Stabilization	$ 2,000				
Website Upgrade	$ 5,000				
Water Improvements (SCADA, Curb stops, Insulation)	$ 2,500			$ 9,900	
Total Capital Expenses	$ 44,500	$ 81,000		$ 53,550	$ 3,650
OPERATING EXPENSES					
Electricity-Lift Station	$ 2,400	$ 2,200	9%	$ 2,600	$ 1,919
Electricity-Water House	$ 1,000	$ 1,300	-23%	$ 1,950	$ 1,857
Water House Contract (GC,EOS)	$ 800	$ 760	5%	$ 700	$ 355
Water House Maintenance	$ 1,800	$ 1,500	20%	$ 1,000	
Lift Station Contract (APF,GC,EOS)	$ 2,520	$ 2,320	9%	$ 1,620	$ 1,968
Lift Station Maintenance	$ 3,500	$ 1,300	169%	$ 1,000	$ -
TOTAL WATER COMMITTEE	$ 12,020	$ 9,380	28%	$ 8,870	$ 6,099
Landscaping/snow removal	$ 32,055	$ 31,120	3%	$ 31,120	$ 11,839
Landscaping Extras	$ 6,000	$ 7,000	-14%	$ 3,500	$ 50
Tree Work & Etc.	$ 11,625	$ 9,500	22%	$ 12,000	$ 7,775
Electricity-Screen House	$ 210	$ 200	5%	$ 200	$ 168
Invasive Plant Treatment	$ 6,000	$ 250	2300%	$ 5,925	$ 5,925
Repairs & Maintenance	$ 5,000	$ 6,085	-18%	$ 4,000	$ 2,686
Biting Insect Treatment	$ 2,500	$ 2,060	21%	$ 1,650	$ 1,650
Trash Removal	$ 9,000	$ 8,760	3%	$ 8,600	$ 5,296
Dock/Beach	$ 6,200	$ 6,216	0%	$ 6,000	$ 2,358
TOTAL ENVIRON COMMITTEE	$ 78,590	$ 71,191	10%	$ 72,995	$ 37,747
Community Life	$ 4,000	$ 4,700	-15%	$ 3,800	$ 1,117
Insurance	$ 14,720	$ 13,382	10%	$ 13,600	$ 14,486
Accounting Professional Fees	$ 900	$ 900	0%	$ 1,200	$ 1,197
Management Fees	$ 20,970	$ 20,360	3%	$ 20,360	$ 14,010
Communication	$ 6,500	$ 6,893	-6%	$ 6,800	$ 6,464
Administrative	$ 1,500	$ 1,500	0%	$ 1,200	$ 666
Legal	$ 4,000	$ 1,200	233%	$ 7,500	$ 5,355
Other Expenses	$ 1,800	$ 1,800	0%	$ 1,000	$ 351
TOTAL MPCA GENERAL EXP	$ 50,390	$ 46,034	9%	$ 51,660	$ 42,178
TOTAL OPERATING EXPENSES	$ 145,000	$ 131,305	10%	$ 137,325	$ 87,141
NET OPERATING INCOME	$ 0	$ (0)			

Moody Point Community Association

2026 Recommended Budget vs. 2025 Budget			
DESCRIPTION		BUDGET	BUDGET
Operating Budget		2026	2025
Total Operating Income		$ 145,000	$ 131,305
Total Operating Expenses		$ 145,000	$ 131,305
Total Operation Profit / (Loss)		$ -	$ -
Operating Reserves			
Established 12/31/23		$ 13,926	$ 13,926
Capital Budget			
Total Capital Income		$ 51,500	$ 59,200
Total Capital Expenses		$ 44,500	$ 81,000
Total Capital Reserve Change		$ 7,000	$ (21,800)
Capital Reserves			
Beginning Balance		$ 585,800	$ 585,252
Capital Reserves Change		$ 7,000	$ (21,800)
Ending Balance		$ 592,800	$ 563,452
2025 Annual Fees		Households with Water	Households with Water
Operating Fees per Household		$ 1,450	$ 1,350
Capital Fees per Household		$ 350	$ 350
Total Fees		$ 1,800	$ 1,700

Memo: Households without water $ 1,675

MOODY POINT
ON GREAT BAY

MOODY POINT COMMUNITY ASSOCIATION
ANNUAL MEETING FY2024 - NOVEMBER 2, 2024, 9:00AM
DRAFT MINUTES

1. President Intro and Establishment of a Quorum – Cindy Hibert:
   Meeting was called to order by the president at 9:05 AM, and it was announced between in-person and proxy representation, there were 81 members present. Therefore, a quorum was established.

   Board Members present:
   a. Cindy Hibert, President and Director-at-large
   b. Mike Ferrara, Vice-President and Director-at-large
   c. Susan Britton, Ridge
   d. Larry Kane (for Dick Stone), Meadow
   e. Barb Belak, Hill
   f. Val Shelton (for Lloyd Hamm), Lubberland Creek
   g. Sara Santaniello, Waterfront

   Non-voting officers:
   h. Skip Sherman, Treasurer
   i. Linda Allen, Secretary

   Committees:
   j. Roger Cady, Water Systems Committee (WSC)
   k. Cindy Hibert, Environmental Committee (EC)
   l. Sara Meade, Community Life Committee (CLC)
   m. Val Shelton, Stormwater Management Committee (SWMC)
   n. Mike Ferrara, Website Task Force

   Property Management:
   o. Ryan Griffin, Greenstone Management

2. Cindy delivered a few introductory remarks:
   a. Cindy offered a moment of reflection in memory of JB Parrett, calling him a true force of nature. Jeff Meade and Cindy mounted an honorary plaque, that was presented to JB and the WSC after MPCA transitioned to town water, in the screenhouse at the request of Kim Parrett.
   b. Cindy also mentioned the passing of Steve Martin and Phil Steckler. A moment of silence was observed.

c. Cindy thanked the CLC for today's breakfast, Sue Musacchio for her assistance throughout the year and for today's meeting, Ryan Griffin and Val Shelton for all their work today and throughout the year, treasurer Skip Sherman and secretary Linda Allen for their service, and all the MPCA volunteers that make up the entire community. People put in a lot of unseen effort. She reminded everyone to be kind to all our volunteers.
d. New residents were introduced: Christine & Tony Gialluca, Alison & Greg Russo, Debbie & Peter Harmon.
e. Cindy described the MPCA board configuration (see list above). Decisions are made based upon 5-person vote (out of 7 members).
f. Earlier this year, the MPCA Board updated Rules and Policies for the MPCA. An overview of the updates was provided.
g. Communications: The primary tools used for communications is the MPCA website then two types of emails - from the website and from the property manager. If residents do not receive the emails from GreenStone, they should add communications@greenstonenow.com to their contacts.
h. Lighting: Each association is working to improve outside lighting.
i. Safety: People are reminded of the speed limit on Cushing Road, which is 25 mph. Residents should advise any outside contractors to travel at this speed.
j. Dogs & Dumpsters: Residents are reminded to use the dumpsters properly. Dogs must be leashed, and owners must pick up their poop, including in the snow and on the walking trails.

3. Approval of Draft November 4, 2023 Annual Meeting Minutes – Cindy Hibert, Linda Allen: Ginger Kraus motioned to approve the November 4, 2023 Annual Meeting Minutes; Roger Cady seconded. Unanimously approved.

4. Treasurer's Financial Review – Skip Sherman:
    a. Financial Highlights for FY2024 (YTD):
        i. Skip described the treasurer's role: to receive all association funds, keep them in a board account, and pay out when the Board authorizes.
        ii. Skip thanked Ryan, Cindy, Russ Simon, and other treasurers from the sub-associations for their help.
        iii. MPCA annual dues has decreased for several years. But there are two headwinds: inflation (vendors requesting increases), and a trend of purchasing services over reliance on volunteers.
        iv. FY2024 expenses are well within budget. Projects ending about $14,000 ahead of budget.
    b. Proposed Budget for FY2025:
        i. Projected 8% increase due to vendor and service increases.
        ii. A $100 increase per household is proposed for annual fees.

iii. Two of three major contractors have requested increases: Lobdell 15%; GreenStone more hours; Sherbon will re-sign with the expectation that the cost will stay the same.
iv. Capital projects: Dumpster paving ($25k); Stormwater remediation ($40k); Trail bench replacements ($6k); Shoreline improvements ($10k).
v. Ginger motioned for the Dumpster paving project be moved to FY2026 because full costs, including labor, were not known and the project had not yet been discussed with the community. Jacques Navarre seconded it.
vi. Discussion:
    a. Ryan explained that paving the dumpster area will improve long-term infrastructure. Ryan stated that an engineering study is being conducted by Beals Associates, and then the project will be put out to bid, with a total estimate of $25k.
    b. Val clarified that the estimate is cost per square foot, which would include labor. She noted that the MPCA Board had reviewed the facts and approved the plan and budgeting for FY2025. She also emphasized that the area can be difficult to maneuver. Val also stated that the drain culvert had to be replaced in 2025, so paving at that time would be cost effective.
    c. Ed Nicholson and Dave Belak asked for cost of filling potholes. Ryan estimated $1.5k each time and usually 2 times per year.
    d. Roger Cady pointed out that the study was approved at the 2023 MPCA annual meeting and discussed then.
    e. Russ Simon noted that several vendors store heavy equipment in the area and it needs to be maintained.
    f. Skip summarized discussion: The paving estimate includes labor; it will cost approx. $3k per year to fill potholes only; consideration of ease to accessing the dumpster; if MP was being built now, it must be paved.
    g. Vote: Should this be further studied in 2025, to go forward in 2026? Yes: 13. No: Overwhelming majority. Motion did not pass.

c. Motion to Ratify the Proposed FY2025 Budget and Fees:
    i. Dues for next year proposed at $1,700.
    ii. Skip proposed that $10,000 of the $14,000 budget surplus be credited to the homeowners ($100 per household) for 2025.
    iii. Net annual dues for members using water system are $1,600.
    iv. Motioned to approve the budget & fees by Russ Simon; Boyd Allen seconded. Unanimously approved.

5. Committee Annual Reports:
    a. Water Systems Committee – Roger Cady
        i. Annual report posted.

ii. Roger noted the passing of JB Parrett, with a debt of gratitude to his wife Kim for sharing him with the community.
iii. Roger thanked outgoing member Jim Tierney for service.
iv. 2025 committee will be: Jim Smith, Dave Belak, Roddy Grubbs, Mike Hickey, Mark Kennard, Roger Cady (chair), Mike Ferrara, Ron Hornsby.
v. The committee is looking to add 3-4 more volunteers.
vi. Roger discussed the importance of leak detection throughout the community. Dave Belak will be working on JB's system, and anyone who would like to help is welcome.
vii. Cindy thanked the entire WSC committee for their work.

b. Environmental Committee – Cindy Hibert
i. Annual reports posted.
ii. The committee is in transition. John Guthro, Cindy & Ryan were working together to identify and clarify the role of the committee vs. what work should be owned and performed by the property manager. With the MPCA Board approval to increase the scope of work by Greenstone, the EC can focus on what its primary mandate is.
iii. The ED will be reviewing and updating documentation of its role and refocusing on shoreline projects; educating the community; and seeking volunteers for the shoreline cleanup and other work.
iv. Marcia Steckler is the new chair.
v. Jacques Navarre asked for information on the kayak rack area. Cindy described the deterioration of the area, and what the community is looking at doing about it.
vi. Claude O'Donnell asked about the steps leading to an unmaintained trail behind his home. Cindy explained that the EC will be looking at that area to determine if the stairs and trail should be maintained or removed.
vii. Bench replacement: It will cost about $1,700 plus installation to replace the benches with maintenance-free, accessible commercial benches. Bench replacement is part of the current reserve study.
viii. Winkie Moeller asked how a homeowner may donate a bench in honor/memorial. Cari Moorhead suggested doing a bench for JB Parrett. Cindy stated that the EC will review this option.
ix. Debra Smith mentioned improper use of the path behind Meadow homes (which was cleared for water drainage). Val Shelton replied that under the deed to Lot#4, no new trails can be created at MP without going to the Rockingham County Conservation District. That area was specifically mowed to facilitate drainage, not as a walking trail. People need to stay on the designated walking trails. Cindy recommended that if anyone sees people out there, communicate with GreenStone.

x. Mary Cady asked to discuss the work done on the pond. Ryan said that the pond leak was repaired in September. Significant rain and snow melt will determine effectiveness. Solitude Lake Management inspects the pond quarterly.

c. Property Management – Ryan Griffith
   i. Annual report posted.
   ii. Ryan expressed pleasure at working with Moody Point. He thanked the board and committee members for their volunteer work.
   iii. He described GreenStone's management responsibilities: infrastructure, grounds, facilities, environment, vendors and contractors, budget, communications, EC liaison and task management.
   iv. GreenStone's email address is: communications@greenstonenow.com.
   v. Ryan thanked John Guthro for his work as chair of the EC and the transition of work to GreenStone.

d. Community Life Committee – Sara Meade
   i. Annual report posted.
   ii. Sara shared goals for CLC: sense of inclusive community; welcoming new residents, developing relationships.
   iii. Sara thanked all members who support the CLC's function: Martha Saitta, Priscilla Ballaro, Mary Flanagan, Mary Milliken, Boyd Allen, and Linda Ferrara were mentioned for their specific contributions.
   iv. Zoom has opened new opportunity for programming, especially for Timely Topics (TT).
   If people have new ideas for Timely Topics, contact Sara.
   v. Memorial contributions: With the death of a MP resident, the CLC donates to family-designated non-profit. If none is indicated, the CLC will donate to Great Bay Stewards.

e. Storm Water Management Committee – Val Shelton
   i. Annual report posted.
   ii. Copies of the joint project with Town of Newmarket (drainage and runoff) were made available and Val discussed. Val encouraged everyone to vote to approve at town election in March 2025.
   iii. Val described the upcoming programs: Soak up the Rain Great Bay and Great Bay Stewards Tide Turner program (there will be TT's on these).
   iv. Debra Smith announced a rain barrel program provided by the conservation committee of the town; there was a sign-up sheet just to give an indication of how many barrels to make available for residents to purchase.

f. Website Management Task Force – Mike Ferrara
    i. Annual report posted.
    ii. Mike thanked all volunteers who have had input to the website.
    iii. Mike thanked Sue Musacchio for her work.
    iv. Goal for 2024 was to improve functionality and ease of use.
    v. NewPath has done a good job of updating and managing the website.

6. Motion to Elect a New Member-at-Large – Mike Ferrara:
    a. The MPCA board has nominated Cindy Hibert.
    b. Mike opened the floor to any new nominations. There were none.
    c. Trish Simon motioned to elect Cindy; Boyd Allen seconded. Unanimously approved.

7. Motion for MPCA Board decisions for the past fiscal year be approved – Cindy Hibert:
    a. Gordy Rehnborg motioned: "That all official actions taken by the Board of Directors of the Moody Point Community Association since the last annual meeting be and hereby are adopted, ratified, approved and confirmed."
    b. Mark Moeller seconded. Unanimously approved.

8. New Business – Cindy Hibert:
    a. Recognition of outgoing MPCA Board Members and Committee Chairs:
        i. Roger Cady, MPCA Board - Ridge representative
        ii. Rich Musacchio, MPCA Board – Hill representative
        iii. John Guthro, Environmental Committee chair
        iv. Linda Allen, MPCA board secretary
    b. Cindy asked for volunteers for MPCA board secretary.

9. Motion to Adjourn Meeting – Cindy Hibert:
    a. Roger Cady motioned to adjourn the meeting; Trish Simon seconded. Unanimously approved.

10. Executive Session for MPCA Board to Elect New Officers – MPCA Board: Completed, officers voted in:
    - President, Cindy Hibert
    - Vice-President, Mike Ferrara
    - Treasurer, Skip Sherman
    - Secretary, open

2025 Proposed Budget vs. 2024 Budget			
DESCRIPTION		BUDGET	BUDGET
Operating Budget		2025	2024
Total Operating Income		$ 131,305.35	$ 121,080.00
Total Operating Expenses		$ 131,305.35	$ 119,930.00
Total Operation Profit / (Loss)		$ -	$ 1,150.00
Operating Reserves			
Established 12/31/23		$ 28,555.00	$ 15,485.00
Capital Budget			
Total Capital Income		$ 59,200.00	$ 61,600.00
Total Capital Expenses		$ 81,000.00	$ 60,000.00
Total Capital Reserve Change		$ (21,800.00)	$ 1,600.00
Capital Reserves			
Beginning Balance (1/1/24)		$ 585,252.00	$ 559,152.00
Capital Reserves Change		$ (21,800.00)	$ 1,600.00
Ending Balance		$ 563,452.00	$ 560,752.00
2025 Annual Fees		Households with Water	Households w/out water
Operating Fees per Household		$ 1,303.88	$ 1,207.18
Capital Fees per Household		$ 396.04	$ 396.04
Total Fees		$ 1,699.92	$ 1,603.22

DESCRIPTION	Budget Draft	BUDGET TOTAL	% Change
INCOME	**FY2025**	**FY2024**	
Late Fee Income		$ -	
Interest Income	$ 19,200.00	$ 21,600.00	-11%
Water Usage Fees	$ 9,380.00	$ 15,250.00	-38%
Annual Operating Dues	$ 121,925.35	$ 105,830.00	15%
Annual Capital Assessment Income	$ 40,000.00	$ 40,000.00	0%
Other Income/Tax Refunds			
TOTAL INCOME	**$ 190,505.35**	**$ 182,680.00**	4%
CAPITAL EXPENSES			
Dumpster Paving Engineering Study	$ 25,000.00	$ 5,000.00	
Stormwater Remediation	$ 40,000.00	$ 55,000.00	
Trail Improvements	$ 6,000.00		
Shoreline Improvements	$ 10,000.00		
Total Capital Expenses	**$ 81,000.00**	**$ 60,000.00**	35%
OPERATING EXPENSES			
Electricity-Lift Station	$ 2,200.00	$ 2,000.00	10%
Electricity-Water House	$ 1,300.00	$ 1,200.00	8%
Water House Contract (GC,EOS)	$ 760.00	$ 900.00	-16%
Water House Maintenance	$ 1,500.00	$ 500.00	200%
Lift Station Contract (APF,GC,EOS)	$ 2,320.00	$ 7,650.00	-70%
Lift Station Maintenance	$ 1,300.00	$ 3,000.00	-57%
TOTAL WATER COMMITTEE	9,380.00	15,250.00	-38%
Landscaping/snow removal	$ 31,120.00	$ 20,000.00	56%
Landscaping Extras	$ 7,000.00	$ 9,000.00	-22%
Tree Work & Etc.	$ 9,500.00	$ 9,500.00	0%
Electricity-Screen House	$ 200.00	$ 200.00	0%
Pest Control	$ 250.00	$ 250.00	0%
Repairs & Maintenance	$ 6,085.00	$ 6,000.00	1%
Biting Insect Treatment	$ 2,060.00	$ 2,400.00	-14%
Trash Removal	$ 8,760.00	$ 7,200.00	22%
Dock/Beach	$ 6,216.00	$ 4,670.00	33%
TOTAL ENVIRON COMMITTEE	71,191.00	59,220.00	20%
Community Life	$ 4,700.00	$ 4,700.00	0%
Insurance	$ 13,381.70	$ 12,860.00	4%
Accounting Professional Fees	$ 900.00	$ 900.00	0%
Management Fees	$ 20,360.00	$ 15,500.00	31%
Other Expenses	$ 1,000.00	$ 2,000.00	-50%
Communication	$ 6,892.65	$ 6,000.00	15%
Administrative	$ 1,500.00	$ 1,500.00	0%
Legal	$ 1,200.00	$ 1,200.00	0%
Miscellaneous Expense	$ 800.00	$ 800.00	0%
TOTAL MPCA GENERAL EXP	46,034.35	$ 40,760.00	13%
TOTAL OPERATING EXPENSES	131,305.35	$ 119,930.00	9%
NET OPERATING INCOME	$ -	$ 1,150.00	

DESCRIPTION		BUDGET TOTAL
INCOME	**Aug 2024 YTD**	**FY2024**
Late Fee Income	$ 230.00	$ -
Interest Income	$ 19,011.00	$ 21,600.00
Water Usage Fees	$ 17,400.00	$ 15,250.00
Annual Operating Dues	$ 103,560.00	$ 105,830.00
Annual Capital Assessment Income	$ 40,000.00	$ 40,000.00
Other Income/Tax Refunds		
TOTAL INCOME	**$ 180,201.00**	**$ 182,680.00**
CAPITAL EXPENSES		
Dumpster Paving Engineering Study		$ 5,000.00
Culvert-Maintenance,Repair		
Sewer Main Reconnection	$ 8,655.00	
Mailbox Replacement	$ 5,696.00	$ -
Stormwater Remediation		$ 55,000.00
Water Main Maintenance		
Screenhouse and Deck Management		
Pond Repair		
Trail Benches		
Total Capital Expenses	**$ 14,351.00**	**$ 60,000.00**
OPERATING EXPENSES		**FY2024**
Electricity-Lift Station	$ 1,411.00	$ 2,000.00
Electricity-Water House	$ 1,210.00	$ 1,200.00
Water House Contract (GC,EOS)	$ 300.00	$ 900.00
Water House Maintenance		$ 500.00
Lift Station Contract (APF,GC,EOS)	$ 800.00	$ 7,650.00
Lift Station Maintenance		$ 3,000.00
Water Testing & Treatment		
TOTAL WATER COMMITTEE	$ 3,721.00	15,250.00
Landscaping/snow removal	$ 12,800.00	$ 20,000.00
Landscaping Extras		$ 9,000.00
Tree Work & Etc.		$ 9,500.00
Electricity-Screen House	$ 126.00	$ 200.00
Pest Control	$ -	$ 250.00
Repairs & Maintenance	$ 1,302.00	$ 6,000.00
Biting Insect Treatment	$ 1,800.00	$ 2,400.00
Trash Removal	$ 5,335.00	$ 7,200.00
Dock/Beach	$ 1,617.00	$ 4,670.00
TOTAL ENVIRON COMMITTEE	$ 22,980.00	59,220.00
Community Life	$ 1,330.00	$ 4,700.00
Stormwater Management		
Insurance	$ 10,580.00	$ 12,860.00
Accounting Professional Fees	$ 560.00	$ 900.00
Management Fees	$ 9,600.00	$ 15,500.00
Other Expenses		$ 2,000.00
Communication	$ 5,503.00	$ 6,000.00
Administrative	$ -	$ 1,500.00
Legal		$ 1,200.00
Miscellaneous Expense	$ 4,479.00	$ 800.00
TOTAL MPCA GENERAL EXP	$ 30,722.00	40,760.00
TOTAL OPERATING EXPENSES	**$ 58,753.00**	119,930.00
TOTAL EXPENSES	**$ 73,104.00**	$ 179,930.00
NET INCOME	**$ 107,097.00**	**$ 2,750.00**

MOODY POINT COMMUNITY ASSOCIATION
ANNUAL MEETING FY2023 - NOVEMBER 4, 2023
MINUTES - DRAFT

1. Board Members present:
   a. Patricia Simon, President and Waterfront
   b. Cindy Hibert, Secretary and Director-at-large
   c. Roger Cady, Ridge (via zoom)
   d. Larry Kane (for Dick Stone), Meadow
   e. Rich Musacchio, Hill
   f. Val Shelton (for Lloyd Hamm), Lubberland Creek
   g. Skip Sherman, Treasurer (non-voting)

2. Committees:
   a. Jim Tierney (for John Guthro), Environmental Member
   b. Sara Meade, Community Life Chair
   c. JB Parrett, Water Systems Chair
   d. Val Shelton, Storm Water Management Chair

3. Property Management present: Ryan Griffin, GreenStone Management

4. PRESIDENT INTRO AND ESTABLISHMENT OF A QUORUM:

   Meeting was called to order by the president at 9:04am and it was announced between in-person and proxy representation, 81 voting members were represented (80%). Therefore, a quorum of membership was established.

   Trish delivered a few introductory remarks:

   - Trish thanked Community Life Committee for all activities and today's food.
   - Trish discussed the outsourcing of the website management, process led by Sue Musacchio and Mike Ferrara. Trish thanked Jonathan Sack for all the work he did for setting up and managing the website and presented Jonathan with a gift.
   - Trish thanked everyone for using lids on recycling bins.
   - Dumpsters are to be used only for what is allowed. Everyone should take other items to the Newmarket transfer station.
   - Dog owners were reminded to pick up dog waste and always keep dogs on leash.
   - The role of the MPCA Board was discussed, including officers, association reps, and at large members. All these people are volunteers.
   - New people to Moody Point were introduced.

- Based on health and safety concerns, lighting and numbering of all households are under discussion and a sub-group with representatives from all sub-associations has been formed to determine solution options.
- Ryan Griffin from GreenStone Management, was introduced.

5. APPROVAL OF DRAFT OF NOVEMBER 5, 2022 ANNUAL MEETING MINUTES

   Motion was presented by Suzanne Fong and seconded by Mike Hickey. Motion was approved, none objected, motion carried unanimously.

6. TREASURER'S FINANCIAL REVIEW – SKIP SHERMAN
   a. Skip thanked Dan Crowley for the work he did prior to Skip assuming the treasurer role.
   b. Skip formed budget group with sub-association treasurers; Skip thanked them for their assistance.
   c. FINANCIAL HIGHLIGHTS YEAR TO DATE
      i. Skip reviewed the FY2023 financials.
      ii. Capital expenses are about $20,000 below plan; Skip explained.
      iii. Financial health very strong.
      iv. Interest earned significantly higher which will impact taxes.
   d. BUDGET FOR 2024 FISCAL YEAR
      i. Annual fee recommendation is $1,600, $200 lower than FY2023.
         1. Invoices to go out in December 2023 and due January 1, 2024.
      ii. Skip explained the budget and capital reserve account.
      iii. Capital reserve expected to be up from earlier projections.
   e. MOTION TO APPROVE THE PROPOSED FY2024 BUDGET AND FEES
      i. Dan Crowley motioned to approved.
      ii. Robin Lynch seconded the motion.
      iii. All approved; motion was approved.

7. COMMITTEE ANNUAL REPORTS
   a. WATER SYSTEMS COMMITTTEE - JB PARRETT
      i. Annual report posted.
      ii. JB thanked committee members.
      iii. JB requested community to not flush "disposable" wipes; these wipes are not flushable - toilet paper, flushable, recyclable wipes only.
   b. ENVIRONMENTAL COMMITTEE (EC) – JIM TIERNEY (for JOHN GUTHRO)
      i. Annual report posted.
      ii. Jim thanked and introduced committee members.
      iii. EC serves as a trustee for MPCA land - ~100 acres including about 1 mile of Great Bay shoreline.
      iv. Jim discussed the grounds.

v. Jim discussed work regarding the nesting eagles and dead tree where they have built their nest.

c. COMMUNITY LIFE COMMITTTEE (CLC) - SARA MEADE
   i. Annual report posted.
   ii. Sara thanked and introduced the committee members, including at-large members and members who have transitioned off committee.
   iii. Guiding principle in 2023: Food draws people to events which lead to forming meaningful relationships. CLC sponsored several events in which food enhancements helped draw people to attend.
   iv. Sara discussed the CLC events and programs.

d. STORM WATER MANAGEMENT COMMITTEE (SWMC) - VAL SHELTON
   i. Annual report posted.
   ii. Val thanked and introduced the committee members and explained the history and responsibilities of the committee.
   iii. Existing infrastructure is over 40 years old.
   iv. SWMC is responsible for overseeing retention pond and extension of culverts from town roads, as well as to liaison with town regarding these structures.
   v. Town's project on updating Moody Point storm water engineering and design is moving forward. Governor and Council approved the principal forgiveness loan authorized by the Newmarket voters. Kickoff meeting is November 20th. Easements from individuals and associations will likely be required for implementation of proposed improvements.

8. NEW BUSINESS
   a. Gordy Rehnborg motioned for MPCA Board decisions for the past fiscal year be approved, Dan Kalagher seconded, all approved. (Motion: "That all official actions taken by the Board of Directors of the Moody Point Community Association, Inc. since the last annual meeting, be and hereby are adopted, ratified, approved, and confirmed.")
   b. Recognition of people:
      i. John Guthro, deckologist award
      ii. Jim Tierney, master blaster award
      iii. Linda Ferrara, Linda of all trades award, and Jeff Meade, Jeff of all trades
      iv. Darby Johnson, dumpster paparazzi award
      v. Marcia Steckler, invasive queen award
      vi. Ron and Jan Hornsby, queen bee man award and honey I'm home award, respectively
      vii. Drea Thorn, book club angel award
      viii. Trish, 5-star president award
   c. Cindy recognized Trish for her leadership as MPCA President for the past 1.5 years, leading association through many transitions, and presented her with a gift of appreciation.

MOODY POINT
ON GREAT BAY

9. MOTION TO ADJOURN MEETING: Jacob Primera motioned, Beth Marsh seconded, all approved. Adjourned at 10:44 am.

10. EXECUTIVE SESSION OF BOARD TO ELECT NEW OFFICERS: Completed. Officers voted in:
    a. Cindy Hibert, President
    b. Mike Ferrara, Vice President
    c. Open, Secretary
    d. Skip Sherman, Treasurer