**KARYL COURT CONDOMINIUM ASSOCIATION**

**PO Box 133**

**Plymouth, NH 03264**

**2022 Annual Meeting Minutes**

**Held Sunday, November 27, 2022 at the Bridgewater Inn, Bristol NH**

Meeting was gaveled to Order at 12:04pm

Quorum was certified with 80% attendance (12/15 owners represented)

Norm went over highlights of the President/Treasurer report which was distributed with the Annual Meeting package. Attention quickly focused on the site “boundary survey” done Ms. Cynthia Boisvert, PE (Arago Land Consultants) which conflicts substantially with the previous findings of Mr. Alan Barnard, PE. Notably, the fence erected by our neighbors at 40 Beech Street encroaches upon KCCA land by up to almost 6’ at the river’s edge. Whereas our “boundary survey” is stamped by an accredited PE and recorded in the GCRD, it is the “authoritative” description of our KCCA property. Norm plans to consult with the Town of Bristol to determine “next steps”, and also run possible alternatives with our attorney. We have video showing their trespass on our lot when the originally erected said fence which also shows that they were politely asked to “leave’. They also cut a number of trees belonging to the KCCA in the process of erecting this fence. The solution to this problem may be as simple as “ripping down the encroaching fence” but, Mr. Hebert indicated that we may still have significant exposure to a prolonged, expensive legal battle over this boundary issue.

Mr. Hebert reported on the great success of our new laundry equipment and cautioned all users not two start up two wash loads simultaneously, which may result in overflow of the drains if/when both washers start draining at the same time. A five minute “stagger” is recommended. He also discussed progress which the KCCA had been made in cleaning up the “waterfront” section of our lot.

The President also reported that the installation of the storage shed has been abandoned for this year and will now be scheduled to be completed in the Fall of 2023. This delay results from overbooking of our concrete contractor who is required to complete a pad before the shed can be installed.

It was also socialized by Mr. Hebert that all the existing FPC StabLoc subpanels in all our units are required to be replaced by our Insurance Company by July of 2024. Roughly, half of these units have already been replaced at this time.

The 2023 budget was briefly discussed and voted upon and accepted unanimously. Mr. Hebert socialized the idea that we now had nearly $100K in our checking account which was earning zero interest. It would be a priority for him this year to invest a good amount of this cash in government insured bank CD’s so that the KCCA could make some interest on this cash, pending it’s use for future capital improvement projects.

Parking lot improvements were discussed. These include the addition of a couple more spaces and the patching and sealing of the driveway. It was agreed to defer discussion of these improvements until the “lot boundary issue” was resolved.

Setha had questions on the water bills. Since KCCA was paying the water bill, why did all the tenants have to pay as well? The answer here was somewhat convoluted. When the Association was having financial problems in the mid-early 201X’s, the Town shut off the building meter for non-payment and several owners at that time installed their own water meters just to keep their units habitable. When Norm got the Association solvent again in 2017, we paid off the back water bill, but the Town then refused to re-flow the existing house meter, insisting on individual meters for all units be installed going forward (fearing that they might have to shut down the whole building again if the Association became insolvent again in the future). After a bit of negotiation, the Town agreed that we would be allowed to have 15 unit meters and one “house meter”. The house meter would be used to supply cold water to the common hot water system (and now the laundry room too). So, basically, the owners meter primarily supplies hot water to the building, while the unit meters supply the cold water to the units. There are a couple of exceptions (Units 2B and 3B). These units have their own hot water heaters which were installed when the water to the entire building was shut down in 2016.

The by-Law amendments (interception of Rents and Suspension of Voting Privileges) were deferred until the 2023 Annual Meeting.

The President noted that a three year term a Board of Directors member was currently open. He shared that he had approached our new owner (Ms. Feyler) to determine if she had any interest in the position. Ms. Feyler shared that she currently had some health challenges and did not feel up to the task at this point. With no other eligible candidates, it was agreed to continue through the year with just two Board Members. This had been pre-cleared with our Attorney and is permitted under the circumstances by both our Declaration and State law.

Future improvements were discussed and roughly prioritized, as follows: completing the install of the storage shed, re-sealing the driveway with blacktop sealer, covering the back steps with an awning, replacing the hall windows and re-painting the interior hallways (starting with the fourth floor and working downward) which all are all included in the current “5 year plan”.

Setha made the recommendation that a tree in the back yard (non-driveway side) was touching the building and needed to be cut back. He also suggested that the cement on the pallet at the bottom of the rear stairs should be removed. Both suggestions were duly noted and would be passed on to our building manager.

Norm made a Motion to Adjourn. Setha seconded. Meeting was adjourned at 12:44pm.

Respectfully submitted,

Norm Hebert

President, Treasurer (and Acting Secretary for this meeting)