

GREAT HARBORS RESIDENTS ASSOCIATION
Annual meeting - June 28, 2008

The meeting was called to order by president Davis Roberts at 9:30 AM

President David Roberts welcomed new home owners and existing home owners to Great Harbors Residents Association. 93 households were in attendance.

A motion was made to dispense the minutes of the last meeting and the motion was seconded & approved.

A motion to accept the minutes of the last meeting was seconded and approved with 1 opposed.

A motion by Rich Conlon was made to increase the Annual Assessment to \$187.00 for 2009 according to the CPI was seconded & approved with 1 opposed.

Recreation Report: Mary Doyle

- The cost of redoing the ball field was found to be too expensive & the BOD decided to go with an “all use” field instead.
- Canopy over backstop has been installed.
- We will have removable bases for baseball.
- Parking restrictions will be in place after July 4th.
- Equipment supplies will be in a locked box.
- Mary is getting quotes for the field. This is the final stage of renewal.
- Mary acknowledges all who have helped on the Recreation Committee.
- Matt Hamilton is back as Recreation Director.
- New tennis Pro is Jim Berrigan.
- Roxanne Lynch will not be involved this year. Mary thanked her for her many years of service to GHRA Recreation Committee.

Maintenance Committee: Don Masse

- Don Masse recognized Les Leathers for all his good work.
- Improving Facilities Report found that 127 surveys were returned representing 33% of members.
- Facilities Committee will get together to decided how to go forward with the project. Need to continue with care. Survey showed 104 were for improvements, 16 were against & 7 undecided.
- First things on the list of improvements to the club house are replace the siding, finish the back room, clean up existing rooms, a new stove & the need for handicap accessibility.
- No construction will begin until the fall of 2009.
- This is a Capital Assessment project.

Treasurer's Report: Alice Jamal

- Alice handed out her report to the residents.
- Income has improved \$20,000.00 more since 2006 due to non-member & user fees.
- Accepted Road Trust fund & opened up an isolated, separate account.
- Put controls in place - \$83,000.00 has been collected for the Capital Assessment projects and put into a separate account.
- Less than 40 property owners still owe on assessments.

Report accepted

A discussion with the residents followed the report concerning expenditure for dock expansion.

Alice thanked BOD members whose terms have ended.

Dave Roberts introduced Barry Balan who spoke on the need to sewer Falmouth. Barry outlined the importance of waste water management. While the sewerage project will be expensive & will take 10 - 20 years to complete, it is necessary to reduce the increasing amounts of nitrogen in our water ways. The Town of Falmouth has a very aggressive program & encourages everyone to do what they can now to reduce the nitrogen. Barry handed out brochures.

Bylaw Changes: Frank Conley

- 1) Changing the Annual meeting date to 2nd Saturday in July effective July 11, 2008. Motion made & second. Yes = 18, No had majority - No carries.
- 2) Residents to be notified not less than 30 days before the meeting. Yes carries.
- 3) Change from GHRA road trust to "except the parcels held the GHRA Trust was tabled to review issues.
- 4) Use of teleconference during regular & special meetings of the Board of Directors Yes = 63, No = 18 - Yes carries.

Speed Humps: George Owens

- 2003 2 speed humps were placed on Joyce Street. This year (2008) a 3rd one is requested and ordered.
- Only BOD approved speed humps will be allowed on GH roads.
- The procedure has been to have residents of a particular road to get signatures from abutters that they are in agreement with having speed humps and to put together a group of volunteers to install & remove the humps each year
- Each speed hump costs \$1600.00.
- An overwhelming number of residents feel speed humps are necessary & should be the responsibility of GHRA. They also want them installed by a professional company.
- The BOD will discuss this at the next meeting & then act upon this request.

Women's Club: No report

Men's Club: No report

Neighborhood Watch: Peg McGaffigan

- Meetings held the 3rd Thursday night of the month.

- Night Out will be held in August.
- Lock your cars at all times & do not leave anything of value in the car - lap tops, money, etc. Police will no longer investigate things stolen from unlocked cars.
- If you see anything suspicious call the Police.
- Police Detail in Great Harbors is 2 times a week.

Dock Status Report: Bill Lund

- All slips are rented with 40 on the Waiting List.
- GHRA will net \$48,000.00 from docks this year (after expenses).
- Last 14 years GHRA has taken in \$423,000.00 from docks & \$190,000.00 spent.
- Waiting list is first come, first served, no one is given preference.
- Judgment for dock expansion failed. We have privately filed to appeal as the deadline was June 19, 2008, before the Annual Meeting. Anonymous people came up with \$300.00 to keep our options open.
- Chris Tomasini explained reasons for keeping options open. 1) Town has approved 2 other projects similar to ours and 2) reduce our plans for expansion.
- Boaters will decided weather to continue with private money or not.
- Dave Roberts & Rich Conlon assured everyone that the BOD will not spend any more money on dock expansion project.

New Business: Dennis Sullivan

- Dennis made a motion: That the Board of Directors of GHRA seek the approval by vote of the membership either at the Annual meeting or Special Meeting at the call of the president prior to the authorization of any future financial expenditure of GHRA Association funds for new docks or dock planning. Further, that a written plan of purpose shall be prepared & distributed to the membership at that meeting which sets out the potential goals of that expenditure and the time lines for meeting those goals. Opposed - 31 - yes - 24 - No carries.
- Dennis made a motion: That a certified General Audit of the GHRA funds & financial practices be conducted during the coming year by an independent recognized accounting firm & that the results of that audit to include a letter of "best practices" be presented to the membership at the 2009 Annual meeting. After a discussion, the motion was withdrawn by Dennis Sullivan. President Dave Roberts said the BOD has established an Audit Committee headed by George Owens & he will recommend a general audit if necessary.
- Cocktail Party 5 PM at the club house.

Meeting was adjourned ay 1:40 PM

Respectfully submitted,

Joan D. King
Pro Tem