

Great Harbor Resident Association

Annual Meeting

June 23, 2018

The GHRA Annual Meeting was held at St. Barnabas Church in Falmouth. There were 115 members attending so it was determined that there was a quorum. President Mary Doyle opened the meeting at 8:30 am. She thanked everyone for coming and reviewed the past year. The minutes from last year were presented, and a motion was made, seconded and voted to accept the minutes.

Treasurer Report

Jason Speyer reviewed finances for the year. Overall it was positive. 92% of membership paid dues. Rental income was \$10,000 over budget and the road assessment pulled in \$44,000. A few things drew down the cash on hand. They include the dock pilings, new blinds in the clubhouse and the front entrance renovation. There were questions regarding what the piling were made of, what happened with the phragmites, and certain road work ie. catch basins and speed bumps.

Jason announced the dues next year will be \$224.00.

Motion was made, seconded and voted to accept the treasurer's report. This was Jason's last meeting. All his hard work will be missed.

Maintenance Report

Darrel Peterson reported the facilities were opened and the pool will open tomorrow. Brush Day was a success. 12 Volunteers and 80 homes participated. The swing area will have new wood chips spread and the speed bumps will be put in Monday or Tuesday. Just a reminder the speed limit in the association is 20 mph.

Docks Report

Stan Caras reported all 48 slips are rented. There was only 1 turnover this year and 2 on waiting list did not want that slip. Due to the March storms all the piling were damaged by ice. They had to be replaced and due to a lot of hard work on Chris Tomasini and Bill Lund's part, the pilings and docks were in the water by June 6. In 2017, the Sally Docks were completely replaced at a cost of \$42,000 out of the \$74,000 income they generate.

He fielded questions regarding the lifespan of the pilings (15-20 yrs), depth of pilings (15 feet) and the idea of increasing dock fees. (that will be discussed later)

Motion was made, seconded and voted to accept the dock report.

Public Works and Water Quality Management

Town officials Virginia Valiela and Raymond Jack came to give us a report on the water quality of Great Pond and the timetable of when sewers could be put in Great Harbors

Since this is a water rich town with 17 ponds and estuaries. 15 of which are impaired. Other sections in town already have sewers. The latest area done was Little Pond. This was a successful project, on time and under budget. The average betterment to the homeowners was \$13,000. Annual sewer fees will be \$600/year.

The next debt drop off is 2025 to avoid an increase in the tax rate. Right now it is down to us or Oyster Pond. There were many questions regarding options and timelines, how we are marginally over acceptable levels, the different pumping processes and Title 5 in the interim. The DPW director gave timeline of construction 1-2 years beginning around 2024. He also said we should not do the roads until after sewers are in.

Mary thanked them for coming and giving an excellent presentation. Virginia added that they would be happy to work with us in the future.

Bylaws

Mike Davis talked about the new redlined version of the bylaw changes. The issue is – did the association have the right to assess other than the annual fees. GHRA hired lawyer who specialized in condo and homeowner associations to help with this and some other changes. The answer we got was Yes we did have the right to assess but we had no collection power. So the change being made is to place a lien on properties for nonpayment along with beefing up the indemnification section.

Mike then wanted to change words: govern back to conduct and chairman to chairperson. This was motioned and seconded and voted with 14 voting against.

Then the discussion focused on whether we really would be able to collect first. Frank Conley said that was Sec 183A – Superlien – which is for condos only. So we will see the first time tested.

Then the motion was made, seconded and voted to accept the bylaw changes. This passed with 14 voting against.

George Kurker proposed some changes to bylaws but that was deferred due to no notice given to membership. Mary offered to have George come to board meeting to discuss changes.

Election Slate

Chris Tomasini, chairman of nominating committee, presented slate. A motion was made, seconded and passed unanimously.

Mary thanked Brian Murphy, Jason Speyer, and Paul Harvey for serving on board of directors.

New Business

Len Frisoli proposed changing Jenkins St to Great Harbor Drive. He did all the work the town required to accomplish this. Now Mary must send letter to Planning Board showing the association agreement. So a motion was made and seconded. This was passed with 25 dissenting.

Meeting was adjourned.

Respectfully submitted

Sheila Becker

Clerk