

Minutes of WHOA 2024 Annual Meeting

December 5th, 2024

- I. The meeting was called to order at 7:00 pm at the Stratham Town Hall by Board President Dennis Donovan. Quorum of 33 1/3% was met with 21 homes represented in person, and 3 proxies.

In Attendance:

Brett
Clark
Dannecker
Donovan
Herrington
Job
Lacoste
London
Mikelinich
Moriarty
Murphy
Nicholson
O'Grady
O'Neil
Penner
Rubens
Thacher
Tremberth
Walters
Wons
Young

Proxies:

Doran
Rich
Torres

Notice of meeting confirmed and minutes from 2023 meeting accepted.

II. **Landscaping Contracts**

Many residents expressed dissatisfaction with Piscataqua from both association perspective as well as their individual contracts. Numerous issues were discussed including but not limited to fertilization, crabgrass, fall cutting of wild grass, consistency/quality of work, logistics, and communication.

Board committed to drafting a list of resident concerns and meeting with Piscataqua management early spring 25' to discuss and advise of potential loss of individual contracts (5-6 as an estimate).

III. **Committee Updated for 2023**

- A. **Septic Tanks & Leach Fields** - Chuck Herrington discussed the number of tanks pumped and the target of doing 1/3 the development each year so that everyone is on a 3-year cycle. He advised taking note of any potential leaks within their home (e.g. running toilets) as that can significantly increase the volume of water introduced to the leach fields.

Request was made to post the homeowner tank pumping schedule on the website. The Board will create and post the schedule for residents to see.

Bob Wons presented the Board's inspection of each leach field using vent pipes as inspection ports to check for standing water. The Board is tracking the observation of each port year-to-year to monitor progress. Results were positive with very little change from 23' to 24'. The Board committed to digging test pits in 25' to check/validate the visual vent pipe inspections.

- B. **Landscaping & Parrott Path** – Rich O'Neil updated state of Parrot Path in George Rich's absence. He noted it is in good condition with no tree obstructions and dry condition. Residents confirmed continued use and enjoyment of the path.

Kathryn Job noted some of the plantings and suggested using organic fertilizer.

- C. **Woodlands Website** – David Young noted nothing new and no current issues, only the age of the web site.
- D. **Playground Committee** – Mark Murphy reported on the research the committee has done and the variety of costs with intent to make the playground more user-friendly for younger children and toddlers. Inclination at this point is to keep what we have and replace the bouncy caterpillar with an item geared towards the younger children. Also plan to lower one of the swings and add a new base of either wood chips or alternative rubber "chips" to soften the surface around each apparatus.

IV. Condo Document Update

Dennis Donovan updated we are on our third iteration of the Bylaws & Declaration working with Attorney Ducharme. It continues to be a work in progress to "customize" the documents to make more relevant to the Woodlands at Parkman Brook Association. The process will likely incur additional costs in 2025.

2024 expenditure was noted as \$7,200. A by-product of this exercise was Attorney Ducharme noting we should not be paying taxes on interest income generated by our CDs, which should yield significant savings for the association going forward.

V. Financial Position

- A. Chuck Herrington presented the year-to-date P&L and Balance Sheet.
- B. Chuck presented the 2025 proposed budget and noted monthly condo fees would remain at \$335. Budget was accepted and monthly dues will remain @ \$335 for 2025.
- C. Reserve analysis was presented and appears to be on track based on our estimated schedule for major expenditures and inflation adjusted estimates for these expenditures.

Thank you to Manda Thacher and Eileen Herrington for their guidance on the Reserve funds.

VI. Open Discussion

Dennis Donovan informed the community of the beaver removal and dismantling of their dam under the power lines at the base of Quail Hollow which took place early November. This action

was finally taken as Until had concern for the standing water causing trees to rot that could then jeopardize the power lines.

David London noted two sink holes on common area across from 2 & 4 Quail Hollow that are a liability. The Board acknowledged and will address.

VII. Election of New Board Member

Bob Wons' term on the board is expiring and open for new candidates. No nominees came forward and Bob agreed to return for another 3-year term.

VIII. Introduction of New Board

New Board going forward is Dennis Donovan, Chuck Herrington and Bob Wons.

IX. Adjournment The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Bob Wons