

Crown Ridge Condominium Association
Minutes of the Annual Meeting
Sunday, November 7th 2010

1. Meeting Opened @ 12:20 PM:
 - A. Introduction of Board, Reserve Board, CR Staff and others that were present made by President Jim Wiggin;
 - B. Proxy/Proof of Notice: A Total of 8 Proxy's were received
 - C. Quorum of Unit Agents: Ten (10) Unit Agents (U/A) were physically present, 6 Proxy's were given to Board Members who were physically present, 2 U/A's were not present, and 2 Proxy's were given to a U/A who was not present. Therefore, A Total of 16 U/A's could be used and we have a quorum-per Board President Jim Wiggin.
 - D. Board President made the following General announcements:
 1. Time-Share Scams- Be aware of them as they are designed simply to part you from your money. If any owner desires to get rid of their unit they should simply call the CR office @ (603)356-5088 for advice.
 2. Jodi L. Moon is no longer employed @ CR as of June 18th, 2010. Amanda Newton is the Interim Manager.
 3. Wildcat lift tickets are no longer available to CR owners-as per letter received from Franchi. Wildcat is sold.
 4. The practice of selling Tickets for Mount Cranmore activities, at the CR front desk, has been terminated, pending a review of the past practices.
2. Approval of Minutes of Nov. 1st 2009 Ann. Mtg;
Motion to "accept as written" by J. Branscombe, 2nd by J. Kustron.
Vote to approve was 16-0.
3. Year in Review:
 - A. Unit Agents (U/A): All, since last Ann. Mtg, still in place.
 - B. Gold Crown Status: We (CR) have achieved it for the 14th consecutive year. CR staff and supporting contractors were commended for this achievement.
 - C. Manager's Report: Interim MGR Amanda reported
 1. Pool Pump Room Roof Project completed and at budgeted amount.
 2. Sheriff Sale of 6/04/10 resulted in 2 new owners and 7 to CR;
 3. RCI to be completely shut down from Nov 12th thru 15th due to changes in their computer system. Also, the "Color coding system (red/white/blue weeks) will be changed to a new "numerical" coding system and tied to "rating status" of CR.
 - D. CRA Owned Units: BD President Jim W. advised that as of Nov 6th, 2010 CRA owned 53 weeks (9 lg & 44 sm), a total of 5.2% of

our “ideal” owned of 1020. Also, to date, a total of 13 weeks have been Sold to new owners.

- E. Private Sales by Owners: Currently “Dead-in-the –Water” due to not having a licensed real estate agent in our employ. CR will be publishing a listing of real estate agencies, recommended by CR for owners wishing to list their units via private sale, in the near future. Owners with existing sales contracts with NH Real Estate are not affected in any way, until their contractual agreement expires.
- F. Status of Unit Owners w/Outstanding Fees: Jim W. provided the following:
 - 1. Units/Owners “In Legal w/Atty McBurney: =23
 - 2. Units/Owners w/O/S Fees for 2010 to CRA =23
 - 3. Units/Owners w/ Quit Claims to CR “in Process”=6 (*; combined w/53 CRA owned, eventually we will be owners of 105 units)
- G. Other topics that were questioned and briefly discussed:
 - 1. Rentals?: Ans: Currently at an all-time low;
 - 2. Website?: Ans: It is “Antiquated” at best, and will be looked into to make it better and current.
 - 3. Advertising?: Ans: All “Advertising” has been terminated pending a review/reassessment of its potential;
 - 4. Costs-QC vs. Legal?: Ans: Pres. Jim W. reported that, in an attempt to reduce expenses, it is much cheaper and less time consuming to “QC to CR” units of our delinquent owners than the “Legal” Route. CR will be attempting to obtain QC to CR first. Atty McBurney concurs with the above.

4. Treasurers Report; and CRCA Financial Status:

A. 2010 Budget Status to date: Amanda and Jim W. reported that, as of Oct 1st 2010, we’ve had 901 owners paid-in-full for 2010, and, we have 5 owners on “Payment Plans w/CR” for their 2010 Maint. Fees that are current. The latter info attests to the fact that-“CR is alive and well-to put it simply stated.” Jim then explained how we have made that determination, stating that we had to start at “Square–one” by reviewing each of the 1020 statements. This review resulted in coming up with approximately 400 questionable accounts that had to be individually reviewed, re-tabulated, asking questions of those owners of those owners and resolving any and all outstanding questions in the best interests of those owners and CR. This was all completed by Sep. 15th, 2010, and we know exactly where CR stands, as of today, at this exact point in time. The applicable distribution of funds has been made to all the appropriate CR accounts as of Friday, Nov 5th, 2010.

- 1. 2011 Pre-Paid Maintenance Fees (as of 9/15/10):
 - a. Owners paid in full: 27 @ \$19313.00
 - b. Owners on Qtly P-Plans w/CR: 68 @ \$24331.00

- c. Owners w/ "Non-Std Payments": 27 @ \$7342.78
- d. Total of 2011 Pre-Paid MF's = \$50986.78

2. 2012 Pre-Paid Maintenance Fees (as of 9/15/10):

- a. A total of two owners have paid for 2012: \$870.00

B. Capital Reserve Schedule & Funds for 2011: Jim W. advised all of the history and current status of the Capital Reserve Fund (CRF) as follows:

- 1. Nov '08 Ann.Mtg: CRF Balance=0 Dollars;
- 2. At the above meeting, the membership mandated, by a vote taken, the Board to fully fund the CR Operational Budget and to fully fund the CRF;
- 3. In '09, the CRF was billed separately from the operations portion (in June 09), resulting in the following:
 - a. A total of 910 owners paid a total of \$110,929.00 to CRF;
 - b. A total of '09 CRF expenditures was \$50999.74
 - c. Balance of '09 CRF remaining= \$59929.26
 - d. As of Oct 1st, 10; 901 Owners paid a total of \$112897 to CRF
 - e. The total of '10 CRF expenditures, to date, is \$59737.42
 - f. Balance of '10 CRF remaining = \$5315958
 - g. Balance in CRF account, as of 11/05/10, \$113794.52

4. Dan Bilodeau then provided an explanation of the CRF and its "fluidity", based on costs of CRF expenses at today's costs. He explained that, ideally, if all 1020 owners paid, it would result in a total collected of \$127704.00; however, as we know, not all 1020 owners are paying as desired; therefore it results in a "shortfall" of anticipated revenues. Additionally, Dan advised that CR will be renovating 1 large and 2 small units in 2011 in accordance with our CR schedule and that the CR non-collectable accounts is now at 8.9%. Questions on our septic system project and the potential to connect to the town's sewer system were asked and addressed by Dan and Jim.

C. Budget 2011(vote) & Maintenance Fee 2011 (vote):

- 1. Motion to approve the "bottom Line" amount of \$696255.00 to be the 2011 Budget made by Lang P. and seconded by units agent for unit #7 Richard Wolfe. After discussion, a vote of 16-0 to accept/approve it resulted.
- 2. Motion to approve the proposed Maintenance Fees to be the same as current year made by John K and seconded by Dan B. were made and discussed Lang P. proposed a "friendly amendment" that the fees be broken down to reflect the operations and the CRF amounts on individual's invoices. The proposed amendment was accepted by a vote of 16-0. The vote to accept the proposed 2011 MF passed 16-0. They are as follows:
 - a. Large Units: \$859 (Ops @ \$710.00/CRF \$149.00), and Small units (Ops @ \$550.00/CRF @ \$115.00)

5. Election of 2011 Board and Reserve Board members: Lang P. advised all present that the current slate of directors wish to continue serving. Motion by U/A #6, Keith Ruona, to continue with current slate, and seconded by U/A # 8, Geraldine Boudreau, resulted in a vote of 16-0 to approve as recommended

Lang P. then advised all present that the current slate of reserve members wish to continue serving. Motion by U/A #8, Geraldine Boudreau, resulted in a vote of 16 – 0 to approve as recommended.

All Board and reserve board members thanked those in attendance for their confidence in them to continue.

6. Goals for 2011:

- A. Continue collection efforts w/delinquent owners; and,
- B. Continue to strive to reduce operating expenses; and,
- C. Conduct remodels of Units 4, 9 & 10 for 2011; and,
- D. Develop and Implement marketing of CR; and,
- E. 2011 Maint Fee payment plans/structure; and,
- F. Develop and implement the “Crown Ridge Trust Owners Association” (CRTOA); John K provided a brief explanation of this association and the positive effect it will have on our (CR) ability to sell and/or get units back to CR ownership from delinquent owners-at a minimum of expense of CR. Anticipated implementation is spring of 2011. CPA Mayhoffer stated that “Accounting” is a potential problem that she’s working on with Atty McBurney. Discussions are continuing.

7. Meeting was adjourned at 3:20 PM, on a motion by John Branscombe to do so, seconded by Lang P. A vote of 16-0 to approve resulted, after expression of thanks to all who attended, the Caterer, Janette Frost (owner unit 16) for the excellent food preparation and serving set-up, and to the Mount Washington Observatory Staff for the opportunity to have this meeting here today.

Respectfully submitted,
Jim Wiggin and Amanda Newton