

## Annual Meeting Minutes

October 23, 2021

10 Am

Holiday Inn 265 Lakeside Ave

Marlboro, MA

The meeting was called to order by President Dusablon at 10:14 AM. The meeting started by Glenn explaining that our treasurer Linda and member John were in the emergency room all night and will be joining the meeting via Zoom. A moment of silence and prayer was done for John and his health.

**Annual Meeting Minutes for 2020:** Many unit owners were not able to get to the meeting minutes and treasurers report via the website. The website is [www.innsowatervillevalley.com](http://www.innsowatervillevalley.com). There is only 1 website that is updated monthly and we discovered that the end users choice of iPad, cellphone, etc. limits the ability to access the total website. If on a smaller than laptop, one must know to use the menu lines to the side to use as a drop down. A motion was made by Susan Hoyt to accept the Annual Meeting Minutes of 2020. The motion was seconded by Leslie Davis. All were in favor and none opposed.

**Treasurer's Report:** Deidra Healey had a concern with the way the 1<sup>st</sup> paragraph was worded. She states that her dad gave back 6 units and she has been trying to give hers back for a while now. Kevin Holland questioned if people could use their own attorney. People may use their own attorney to do a deed transfer but they should understand NH timeshare law. A motion was made by Marilyn Rivard to accept the treasurer's report. The motion was seconded by Jim Hoyt. All were in favor and none opposed.

Jason Berard owns 206 and he asked what is going on now with maintenance. President Dusablon stated we have a cleaning company that the employee of the cleaning company does maintenance for us as needed. Our building is old and needs attention. It is better for us to hired out when needed rather than have a full-time maintenance person when not needed. Jason stated that this past week 30 he noticed mold on his shower curtain. He does Health and Safety for his full-time job so he has an eye to look and he also stated the toilet was not working properly. Jason also suggested we use a checklist to confirm the units are ready for a new guest or owner. Glenn stated that it was difficult to get contractors in the valley and the only time we can do the bigger jobs is during the shut down times. Becky will probably be the one who performs this task when given a checklist.

Donna Hoyt rented a townhouse and found issues with 1 toilet and there were dirty dishes in the dishwasher. Suggestions were made to have someone sign the checklist to show that the work was complete and who signed it.

There has been a leak in unit 105 that causes the faucet just to drip for quite some time now. We need to do major work by removing the walls to get at the plumbing as there are no access panels. Deidre Healey wanted another unit but there was no other unit available at that time per Gail.

**President's Report:** This board has worked hard for our Inns and a lot has been done to update the building. We installed new signage on the property, new carpeting in the common areas, new dishes and cutlery in the units, new hot tubs that are using less electricity and insulating the ceilings in those spaces. The installation of new fire extinguishers and in the proper locations. The old ones were not usable and the lack of locations violated codes..

The Inns have restored the old outside sheds and they are now usable. The installation of gas fireplaces removing the wood burning ones was necessary as we found out that the chimneys were not being cleaned by the company hired to do so and the new inserts were necessary because of the crack in the chimneys which was a serious threat to us for a fire in the building.

Quick books were being done outside our office for a total of 12,000 dollars per year and we provided the person's laptop and cell phone. When we found this out, we brought this function back to the Inns and Gail has done a great job doing the QuickBooks and has saved us thousands of dollars.

We are now using a rental company for rentals extending our ability to rent units and get income. In one month, we rented 10 rooms nights for \$152. Per night average. The Inns now uses a linen company for linens and a cleaning company to clean the units weekly making it better for us as opposed to hiring staff which was not working well. The Inns has the best office staff. Gail and Becky are doing a great job running the Inns. The Inns now has an attorney licensed in New Hampshire as our previous one was not.

The Inns now has a computer system designed for operations. The mice prevention system is now being done right it was not by the previous company. We now have bed bug prevention which is something we never had. The Inns now has a great camera security system for the whole building inside and out. We have restored the right-side stair exit that was in terrible condition. The contractor we have been using for construction and maintenance has been very professional and does excellent work.

We found that every 5 years there is a week 53 at the Inns. These weeks were given free to owners of week 52 with no maintenance fees and there is no deed that gave them ownership of week 53. Our attorney reviewed all the bylaws and deeds finding nothing that gives the owners of week 52 a free week 53. The Inns has the ability to rent these units as a sample unit, 101 we could rent for \$1300 plus tax of \$110.50 making the rental \$1410. For the week. However, as a courtesy the Inns is giving the current owners who own week 52 and have week 53 for free the ability to use 53 only after paying the maintenance fee rate of \$773. A unit like 101 we are not including the property tax of \$65.71. The Inns will pay that for only this upcoming week 53 as a courtesy only to our current owners of week 52. We are not obligated to do this in the next five years from now.

We have many things still needing to be done and this board is doing everything we can to get the Inns updated and moving forward to the future. This board will continue to do due diligence and continue to move the Inns forward with the support of all of us. We are a family of owners.

We will be voting on amendments 3 later in this Annual Meeting to take a vote on amendment 2 topics 1. that will make the 45 flex weeks owned by the Inns that are not in the flex drawing pool and make them fixed weeks. We have interested buyers but only if the units are fixed. On topic 2. we will also be voting on reducing the number of votes necessary to move forward by going from 75% of owners to 66% of the owners making it easier for us to move forward to the future. Many owners do not turn in their proxies or attend the annual meeting. We need to have these votes to continue to move forward.

We will also be voting today on the two board positions that are open now. They are 2 year and 3 years

I would like to thank you all for being here and I would like a motion to accept the president's report. Marilyn Rivard made a motion to approve the President's Report. The motion was seconded by Christina Martin. All were in favor and none opposed.

Voting for topic 1 on amendment 3 are as follows: Inns proxy votes of 711 votes plus the 35 in house votes to 746 votes passing topic 1 allowing the Inns to turn 45 flex units owned by the Inns into fixed week units.

**The voting of topic 2 of amendment 3 to reduce the required votes from 75% to 66%**

The concerns of the 29 no votes made an owner request we vote in house on just the 75% to 66% required owners vote in case the opponents could affect the amendment 2. We did this as courtesy for a concerned owner. The vote on 75% to 66% was passed by the 721 votes.

The third amendment to be recorded will be about (Topic 1) the 45 flex units and the ability of the board to take any flex units returned and make them fixed weeks and (Topic 2) to reduce the required votes to be from 75% to 66% as passed by 746 votes at the annual meeting including proxies and in house votes.

A motion was made by Marilyn Rivard to reduce the 75% voting requirement to 66%. The motion was seconded by Salvatore Pace. All were in favor and none opposed.

**Voting for board positions:** A motion was made by Marilyn Rivard to nominate Linda Sousa for the 2-year board term. The motion was seconded by Joanne Farnham. All were in favor and none opposed. Leslie Davis nominated Joanne Farnham for the 3-year term. The motion was seconded by Deborah Wallace. All were in favor and none opposed.

Since there is no other old/new business, a motion was made by Marilyn Rivard to adjourn the meeting at 12:32 PM. The motion was seconded by Joanne Farnham. All were in favor and none opposed.

Respectfully submitted,

Joanne Farnham, Secretary