

**Jonathan's Landing Condominium Association  
Board of Directors Meeting  
September 21, 2012  
Location: Moultonborough, New Hampshire**

**Attendees:** The following Jonathan's Landing (JL) directors were present: Steve Berry, Bob Bohne, Paul Esdale, Rud Porter, Michael Schmidt, Karen Warren, and Dave Wright. John Fortin and Donna Faucette of Harvard Management were in attendance.

**Call to Order:** President Paul Esdale called the meeting to order at 3:07 pm.

**Email Votes:** The Board voted by email prior to the meeting to approve:

- 7-6-2012 - Minutes from Board of Directors Meeting held 6-22-2012.
- 7-11-2012 - Cassler Awning Request.
- 7-19-2012 - Bee Awning Request.
- 9-10-2012 - Belknap Irrigation System Expansion Proposal as authorized at the 8-11-2012 Annual Meeting.

**Maintenance Update:**

- John Fortin reviewed maintenance activity since the last board meeting.
- Vista Pruning has begun. Crane work seemed to be inefficient, and was stopped. Sonny and Son company was engaged to do work using lifts and climbing.
- John Fortin updated the Board on the Irrigation System Plan and status.
- A discussion was held on landscaping.
  - Grubs have appeared in several areas several areas to a degree more intense than expected. Paul and John Fortin will have a discussion with Belknap on preventative measures they took this year, and to agree on a plans to repair the affected areas.
  - Several viburnum bushes have failed, mostly due to deer damage. The affected bushes will be replaced.
- We discussed Winter winter plans. Donna will send a letter to owners regarding:
  - Vacating the kayak racks by November 1.
  - Removing boats from the marina by November 1.
  - Unit owners to alert Harvard Management when they expect to occupy condos during the winter to help prioritize snow removal.
- Channel markers will be removed November 1.
- Pool heaters heaters will be shut off after the weekend following Labor Day.

**Financial Review:**

- The Board The Board reviewed the operating budget and expenditures to date. Expenditures continue to be on budget and on target.

**New/Old Business:**

- Jonathan's Master Insurance Policy is out for bid. Current carrier Arcadia is expected to hike their rates.
- A new website is under construction, with plans to make it more user friendly, provide access to the most commonly accessed information and forms without the need to log in, and to make available a "button" on the site to enable unit owners to make maintenance requests directly to Harvard Management (John, Donna, Katie) with copies to a subset of the Board with a click of the mouse.
- The board discussed a welcome letter and information package for new owners, including an extract of by-laws and rules. Karen will take this on. The new website will simplify this effort.
- John Fortin will arrange for an updated survey of the marina walls to measure deflection.

**Owners' Correspondence:**

- The Board reviewed each of the current unit owner correspondences using the Caliber system maintained by Harvard Management.
- We continue to request that unit owners direct their correspondence to Harvard Management in order that their requests can be tracked using that system. Please contact Donna Faucette at [dfaucette@harvardmanagement.com](mailto:dfaucette@harvardmanagement.com) or 603-528-1988.

**Adjournment:** The meeting was adjourned at 6:06 pm.

**Next Meetings:**

- The next board meetings will be 12/7/2012, 3/22/2013, and 6/21/13, all at 3 p.m.
- The annual meeting is scheduled for 8/10/2013 at 9 a.m.

Respectfully submitted,

Rud Porter, Secretary