

Colonel Tuftonborough Estates Association

Special Meeting – 24 August 2019

Held at 10:00 am at the Tuftonboro Town House, Tuftonboro, NH

Agenda:

- I. Call to Order
- II. Roll Call
- III. Discussion
- IV. Adjournment

I. Call to Order

Meeting is called to order by President Sundquist at 10:00AM.

II. Roll call

Lot	Lot Owner	Present	Proxy
1	Andrew, Steve	✓	
2	Cehames, Gary	✓	
3	Cehames, Gary	✓	
4	Falconer, Stu	N	No Proxy
5	Donaher, Bill	✓	
6	Sundquist, Carolyn	✓	
7	Maughan, Gerard	✓	
8	Bowen, Stephen	✓	
9	Andrew, Rob	✓	
10	Shepard, Jim	✓	
11	Lacroix, Gerard	✓	
12	Morash, Lyndsey and Nick	N	Proxy
13	Shaughnessy, Bob	✓	
14	DiFiore, Dana	✓	
15	Irwin, Bill	N	Proxy
16	Alexander, Ed	N	Proxy
17	Berckman, Frank	✓	
18	Blake, Larry	✓	
19	Porter, Scott and Diane	N	Proxy
20	Maidhof, George and Barbara	✓	
21	Cehames, Gary	✓	
22	Francese, Kathy and Rich	✓	
23	Morrison, Tim	N	Proxy
24	Smith, Len	✓	
25	Coulombe, Anne	✓	
26	Entwistle, Raymond	✓	
27	Hull, John	✓	
28	Tamkin, Jonathan	✓	
29	Janiak, Stan and Cindy	✓	
30	Andrew, Steve	✓	

30 Lots represented as shown:

24 Present

5 Proxy

1 No Proxy

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30 Total

III. Discussion

The first order of business was to have Attorney Lucas to explain why he was at the meeting. He explained that he was hired by the Board on behalf of the Association to provide advice as we look to amend our Protective Covenants. He went on to say that he is not here representing any Association member directly and if anyone had legal concerns they needed to consult with their own lawyers. Some Association members questioned Mr. Lucas's qualifications and Mr. Lucas told them that he has 11 years of experience and has worked a number of cases related to Associations and Condos. Carolyn eventually put an end to the continuous questioning of Mr. Lucas, and asked for a roll call.

Once roll call completed, the next order of business was to move on to the vote for the two items that had been sent to all Association members at the beginning of August. A motion was immediately made to delay the vote. The motion was seconded and President Sundquist explained that the motion was not to be entertained and that the purpose of the meeting was not to have an extended discussion but simply to vote on the two items:

1. Vote to amend the Colonel Tufton Borough Estates Association Protective Restrictive Covenants dated August 01, 2019 and received at least 10 days before this Special Meeting.

YES [] NO [] Abstain []

2. Vote to approve an assessment of \$1260.00 per lot for year 2019 to reclaim and pave Senter Cove Road for a total cost of \$50,640.00 minus \$13,000 in the road fund. The remainder, \$37,640.00 to be raised by a special assessment.

YES [] NO [] Abstain []

Disregarding this, an open and oftentimes chaotic discussion was launched. Individuals questioned why this was being done at this time and seemed confused about the goal of the meeting. Individuals blasted the Board accusing them of having some kind of hidden agenda and at times were just plain out of line. What was actually said during this 30 minute period can be summed up by saying that a subset of the membership were determined to stop any plans for a vote, suggesting that more detailed analysis needed to be done before a vote could take place.

Once again, the motion was made and seconded to postpone the vote. A roll call was attempted but before hands could be counted, a new issue popped up. The question was around proxies and how they would be handled. This went on for a while before it became clear that a vote was not to happen. After stating that there would be no further discussion, the meeting was ended.

IV. Adjournment

- The meeting was adjourned by Carolyn at 10:45AM

Respectfully submitted by Bill Donaher, Secretary