Atherton Commons BOD Quarterly Meeting
Minutes for June 17, 2026

The meeting convened at 4:05 PM. In attendance were President Art Brault, Vice President Bruce Kinney, Director Pete Eiche, Treasurer Howell Mitchell, Secretary Vicky Leknes, and Association Managing Agent Norman Desrochers. Owners also present were Jerry Cray, Kevin Eagan, Regina Kinney, Kaki Lochhead, Avis Moller, Dick Stout, and Al Weller.

Projects for 2026

- **Painting:** Norm reported the feedback for Goodridge painting has been positive. The previous contractor, Chaz, is committed to completing the remaining work from last year. He plans on starting continuously next week. The work should take only a few days. If Chaz does not follow through, his contract will be pulled. Goodridge is on standby to complete the work if necessary. Marshall Worth says that rot repair is almost completed. Norm will give him a follow up call tomorrow. Since Goodridge painting is already on site, Marshall may have to circle back to check rot repair areas that may already have been painted. Marshall is aware of deck repair at Unit 11 and front entry way at Unit 15.
- **Septic Systems:** Maznek Septic is our new septic contractor. They are using a new model of annually inspecting all15 tanks and only pumping as needed. This year, 2 of 15 tanks were pumped: behind units 34-36 and units 43-45. Unit 19 pump chamber has a rotted wood piece that needs replacement. No indication of any full system replacements are needed at this time.
- **Pond Aeration:** Steve Brunell located and repaired a bad wire and saved the cost of running a new line. It also restored power to the street lights from unit 22 on up. The cost estimate for this work is still to come.
- **Spring Clean Up:** Pete will be coordinating a date for a community clean up day, on a Saturday 2-3 weeks from now. The date will be broadcasted out in advance. Clean up would focus on washing the rail fencing and any other jobs needed depending on the number of volunteers available.
- **Landscaping and Grounds:** Pete reported that the hill behind unit 34 has been cleared. Some desirable shrubs are expected to grow back. Hydro-seeding the area was not in the original scope of work. Tree work is needed in several locations. The tree struck by lightning in front of unit 3 is deteriorating. One tall hardwood near unit 19 may need removal. Regina Kinney mentioned trees behind unit 3 are leaning toward the buildings. Sam is coming to provide estimates for tree work. Akorn is mowing the fields today and hedge trimming will be done in August. Jake suggested brush cutting along the road and an estimate has been requested with work depending on this year's budget. Poison Ivy is spreading into the grass behind units 1-3. Jake will be contacted to assess the problem. Road washout on the wooded hillside at the end of the development is worsening in heavy rain. Stone fill is needed for this ongoing issue. Pete will discuss sprinkler timing adjustment to save water with Jake.The fence that was damaged by a tree on 2 Whittemore (area across from units 24 & 25) remains. Based on estimates

received by Norm and the board, an amount not to exceed $1000 was agreed to with the homeowner managing repairs themselves to be paid once completed..

- **Property Signs:** A“Private Property/No Soliciting” sign has been ordered for the Atherton entrance and should be posted in a few days.
- **Mailbox replacement:** The updated estimate of mailbox replacement is $14,500 for all four clusters of mailboxes. This is down from previous estimates of $17,000-$22,500. The current estimate is for aluminum boxes with 12 slots each and an integrated parcel locker with steel posts. Footings are not likely needed for 3 of 4 mailboxes–Ryan Gerard to confirm on the 4th site. To fund this project, Howell made a motion to amend the Capital Budget to include mailbox replacement. The motion was seconded by Vicky and passed unanimously. A special email meeting is needed to allocate mailbox replacement into our 2026 approved budget. It was noted that an alternate funding method to this proposed amendment would be a special assessment to unit owners of approximately $323. There was no support from the board for a special assessment since there is plenty of capital reserve money to pay for new mailboxes. A special email meeting to all unit owners will be conducted once final cost is derived to ratify the 2026 Capital reserve budget. Art will draft the special email amendment (to include a cover letter, amended budget and ballot) and circulate for board approval before sending out to the community for a vote. Some units do not use email so a paper ballot will be provided. There will be no commitment to vendors for the work until the community voting has been completed.
- **Website updates:** Rick Lack is building a new site with work order tracking and community social features. Cost vs current Atherton/Weebly setup is being evaluated.
- **Financials:** Howie reported that the Capital Reserve fund now has 3 CD’s originally worth $100,000 each and approximately $63,000 in cash for a total of approximately $415,000. Current financials are one month in arrears, new CD is not yet reflected.

Other Business

- Unit 31 has sustained major water damage due to a toilet supply line failure. Water extraction and drying is currently underway. A large claim is expected, resolution is likely months away.
- Linda Madden (unit 2) paid $800 out of pocket for a window broken by Chaz Waterman during last year’s painting which has yet to be reimbursed. The board may reimburse and deduct it from Chaz’s remaining contract if the issue is not resolved shortly. Chaz will be owed about $5K upon completion of his painting contract.
- Norm will check to see if unit 38 deck staining is on Chaz’s finish list.
- Norm will look into Kaki Lochhead’s (unit 16) unpainted railings and inspect a hot water temporary line for her.
- The NH Condo Act requires 4 meetings per year, excluding the annual meeting. An October meeting will be scheduled to meet this requirement.

Quarterly Meeting Dates: The following quarterly meeting dates were agreed upon:

- ☐ Monday, September 28, 2026 as of now Congregational Church Vestry, 4:00 PM
- ☐ Saturday, November 14, 2026 Annual Meeting, Congregational Church Community Room, 4:00 - 6:00 PM

The meeting adjourned at 4:50 PM.

Respectfully submitted,
Vicky Leknes, Secretary