Atherton Common BOD Quarterly Meeting
Minutes for September 28, 2026

The meeting convened at 3:45 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 Linda Madden, Al Weller, Art Leknes, Joan Ferguson, Betty Fitzgerald, George Goodloe, Roy LaMotte, Kaki Lochhead, Jim Leary, Ed Merrill, Laurie Wenger, Avis Moller, Mitch Ayers, Ingrid Michaelis, Nora Weber, Kevin Eagan, and Dick Stout.

- **Projects for 2026**

    - **Painting:** Norm reported that both the 2025 and 2026 painting projects have been completed. Linda Madden confirmed that her window was painted. The 2025 painting has not been billed by Chaz yet. Individual small paint jobs: #38 deck, #15 front deck, and #16 rails have been completed. The garage door panels at #25 and minor work on units #35 and #41 are still outstanding. Moving forward, units 13-15 and 16-18 are scheduled to be painted in 2027. Goodrich painting has not given estimates for the 2027 units but the estimates will be ready ahead of the budget meeting. Howell raised a concern about shrubs and trees planted too close to the building causing rot problems and made a suggestion to prune anything within 3 feet of the buildings.

    - **Rot Repair:** Additional rot repair outside of the project scope for units #10, #14, #20, #23, and #26 has been estimated to cost $1650 by Marshall. The board approved these repairs.

    - **Moss Remediation:** Pete reported Units #1 and #36 garage roofs have been confirmed to need moss removal treatment which involves powerwashing the roofs with soap solution. Carson estimates $350for unit #1 and $300 for unit #36. Unit #35 has been flagged for moss removal but Carson recommends brushing rather than power washing the garage roof due to plant risk below. Kevin Eagan flagged unit #43 living room roof with moss growth and Pete will inspect. A suggestion was made to use a zinc strip treatment as a long-term moss prevention option which was tabled for now.

    - **Tree Work:** The tree contractor will be around on Wednesday, September 30th to review the 2026 work list. Priority of work will be given to branches on the roofs, roughly 3 trees. The goal is to complete tree work by the end of October. The fence repair for the damage by a fallen Atherton tree at 2 Whittemore Rd has not yet taken place. The board approved a monetary

offer for the repair. It is unclear whether that offer has an expiration date for fix.

- **Unit #31 Water Damage Claim:** A feed pipe to an upstairs toilet failed overnight flooding unit #31. The total insurance claim is expected to exceed $100,000 with the rebuild alone estimated at $77,000. The homeowners are upgrading bathrooms at their own expense. New Hampshire Custom Builders is doing the work. There is no out of pocket expense to the Association as the $25,000 deductible is covered by the homeowner's insurance. Our Association policy provided by Providence Mutual renews October 29, 2026 and there is likely to be a premium increase given the claim magnitude.

- **Mailbox Replacement:** Per the Special Meeting vote, all 45 mailbox units will be replaced using the existing cement bases. Replacement of all units will be done in a single day. Integrated single parcel post boxes will be included in the new units; the Post Office has committed to home delivery of parcels if the parcel box in the unit is full. New keys will be distributed to each door or residents can arrange alternative delivery with Norm. Ryan will coordinate with the Post Office on the key switch over timing. Installation is scheduled for Monday, October 5, 2026.

- **Finance and Budget Outlook:** Howell deferred to Norm who reported that operating expenses projected slightly over budget, by roughly $2,000, at year-end. The three main drivers are an anticipated insurance premium increase, excess snow removal costs, and additional painting beyond contract. Water has also been consistently over budget.

- **Other Business**

  - **New Rental Policy Proposal:** A proposal to add a rental time cap to our rental policy was raised by the board and a discussion ensued. No position was taken yet. The proposal was tabled until after the annual meeting. The Atherton community will be notified before any changes take place. Existing lease language should require tenants to comply with Association rules and bylaws.
  - **Owner requests:**
    - Unit 25 requested to store a 40 lb. propane tank behind a hedge by their unit. The propane tank would be portable (twice as tall as a gas grill tank), and used to run a generator. Current policy does not permit **permanent** propane installation and to change that policy would require a ⅔ community vote. Portability is the key distinction in the request. Pete has

contacted the Fire Marshall for guidance. A decision was tabled pending the Fire Marshall's response.

- Unit 44 requested board approval for a back porch enclosure. This request was approved by the board subject to building permits and contractor certificate of insurance.
- Unit 20 requested board approval for an outdoor lawn party. The board conditionally approved this request with time restriction including no late night music/noise.

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

- ☐ Monday, October 19, 2026; Fourth Quarter Board Meeting; Congregational Church Vestry, 4:00 PM
- ☐ Saturday, November 14, 2026 Annual Unit Owners Association Meeting; Congregational Church Community Room, 4:00 - 6:00 PM

The meeting adjourned at 4:46 PM.

Respectfully submitted,
Vicky Leknes
Secretary