

## **Atherton Commons Quarterly BOD Meeting Minutes for March 23, 2026**

The meeting convened at 3:00 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. Residents: George Goodloe, Rick Lack, Roy LaMotte, Kaki Lochhead, Dick Stout, Al Weller, and Laurie Wenger.

### **Financials**

Norm Desrochers gave a budget update. There were extra expenses for snow removal this year due to the need for additional ice melt and loader work. One of our capital reserve CD's matured in March and was rolled over.

### **Projects for 2026**

- **Painting:** Norm Desrochers received an updated quote from Goodrich Painting for \$14,500 per building. He is meeting with an additional contractor for a bid on 3/24. Chas Waterman will finish all the 2025 work as soon as weather permits. If he completes the 2025 work satisfactorily, judged by work quality and timeliness, we will then offer him the opportunity to do another building. We will hire a new contractor for at least one of the buildings and perhaps more based on evaluation of Waterman's completion of the 2025 work. The 2026 painting scope of work includes units 4-6 and 10-12.
- **Rot Repair:** The board discussed cost overruns from the pre-painting work done by Great North last year. Another contractor is providing an updated quote to insure costs remain in check while continuing to maintain the property up to standards.
- **Open tree & brush work:** Pete Eiche reported that tree and brush work would be done later this year after there has been a complete assessment of the needs.
- **Mailbox replacement:** Norm Desrochers presented a proposal for four new sets of aluminum mailboxes for a total cost of \$25,900. This cost would be reduced by \$8,000 without the second double parcel box. Pete Eiche will check into whether USPS will deliver parcels to individual units giving us the option to opt out of putting in the second parcel boxes.
- **Open work orders:** Akorn will pay the cost of repair of Unit #25 garage door that was damaged by snow removal. #25 homeowners would like to install better insulated garage doors at their own expense. Akorn's payment will go directly to the owners. Unit #25 also wants to install a plastic bulkhead door at their own expense. The Board will look into this and decide whether to approve. One consideration is making sure that the door adheres to standards versus replacement of doors for no compelling reason.
- **Website update:** A discussion, prompted by the need for a website upgrade and one central place for work order submission, was led by Rick Lack, Art Brault and Norm Desrochers. Great North has a system for managing work orders on its portal. Currently, work orders can be submitted on the current Atherton website and the Great North portal. Norm will put Rick in touch with Great North's tech people to see if his new website can be integrated with the Great North portal. Rick will present a quote for start up and annual costs of his website. In addition to a central repository, the new website

will provide enhanced community communications capability. The board also shared the need for additional people to be trained on managing the new site as Rick is currently the sole manager of the proposed website.

### **Other Business**

- Pete Eiche has been analyzing our water usage, specifically that of the irrigation system. He suggests that we are using and spending too much on watering. We should be able to cut back on water usage. Norm Desrochers will speak with Pennichuck Water regarding costs. Norm and Pete will work with Akorn to modify the sprinkler systems and monitor results.
- Laurie Wenger and Kaki Lochhead noted that moss is growing on some roofs. Great North can provide powerwashing, but it is expensive. Norm will look into this further.
- A request was made for a recommendation for a skylight cleaning service.
- Kaki Lochhead was concerned about the lack of safety railing on most front decks. It was mentioned that owners have installed these at their own costs.
- It was noted that the white plastic sheathing on the rails is in need of cleaning. Pete suggested that this be part of a volunteer cleaning day along with various other Spring projects to help keep association costs down. Pete will advise a date for the clean up.

**Quarterly Meeting Dates:** Next quarterly meeting dates are as follows and Vicky is looking into booking the Congregational church for the meeting location:

- Monday, June 22, 2026 (location TBA), 4:00 PM
- Monday, September 28, 2026 (location TBA), 4:00 PM
- Saturday, November 14, 2026 Annual Meeting, 4:00 PM

The meeting was adjourned at 4:29 PM.

Respectfully submitted,  
Vicky Leknes  
Secretary