

memo

Town of New London, NH Planning Board

To: Paul Gorman, Chair and Members
From: Bruce Hudson, President GPOA (Great Pines Owners Association)
CC: Bill Helm, Richard Quinlan, Marilyn Soper, GPOA Board
Date: November 28, 2017
Subject: Great Pines Second Amendment to the By-Laws for Approval
Great Pines Second Amendment to the Covenants for Approval

Comments: Adam Ricker, NL Planner asked the GP Association to prepare a brief summary of the changes to the original GPOA By-Laws and Covenants, circ. 2002.

At the 2016 GPOA Annual Meeting, the BL & C came up for discussion and the consensus was that the developer wrote the bylaws and it is time to re-examine them. The neighborhood's needs along with numerous new homeowners are different today than they were in 2002.

The formation of an Ad Hoc committee began to review the bylaws and covenants to make them clearer and more relevant. The recommendations were presented to the GPOA Board for editing and final review prior to homeowner approval at the 2017 Annual Meeting on October 7th.

The highlights of the changes from the original First Amendment, circ. 2002 to the Second Amendment, circ. 2017 are listed below:

1. Expand Architectural Review language
2. Update indemnity language
3. Update lien language
4. Increase quorum to 50%
5. Treasurer and secretary may not be directors
6. Clarity on one lot = one vote
7. Clarify responsibility for culverts
8. Add lamppost and propane tank language
9. Eliminate \$10,000 spending latitude
10. General cleanup of documentation

Thanking you in advance for your cooperation and approval.
Respectfully,



Bruce Hudson