

**PRESIDENT: WAYNE DIMARZIO**

2020 finds Mallards' Landing in a position in which we have never before found ourselves.

Because of current state guidelines we are not able to have our yearly members meeting.

You have all received a ballot so we can conduct our Board elections and other major business by mail.

I just want to add that I hope everyone used our facilities safely. Also, please remind your guests of our speed limit. It's summer and there are many little kids around and they don't always look before riding their bikes in the street.

Now, a little "housekeeping" – Please identify your boat trailer, jet ski trailer or lift if it is stored in the area near our pump house. That way we can tell if it belongs here or not. In the past we have had non-members leave trailers on our property to store them for free. We don't operate a free storage yard! If trailers and lifts are not identified by July 31, we will dispose of those that remain.

Have a happy and safe summer and remember to enjoy Mallards' safely!

**VICE PRESIDENT: PAT DUBREUIL**

Just a note about the Rail Trail: There is no money for Phase Two of the Rail Trail in this funding cycle.

That is the part of the trail that would follow the tracks through Mallards' Landing.

The Town of Belmont will reapply in 2021 for funding.

The Vice President will handle real estate sales for members selling their units beginning immediately. The Board would like to thank volunteer Terry Price for the wonderful work she has done serving in this capacity during the past several years.

**SECRETARY: DAN BABINEAU**

Just a reminder to please keep all of your contact information with us up-to-date. If you have an address, telephone or email change please be sure to let me know.

**TREASURER: LYNN MARCELLA** (see attached Profit and Loss Statement)

I have provided a Profit and Loss Statement for the period January through June 2020. You received the Profit and Loss Statement for 2019 in your Annual Packet. If you have any questions please feel free to contact me.

The Board of Directors continues to work diligently in keeping our costs to a minimum, and also work very hard to keep Mallards' Landing the beautiful place that it is. A reminder, our great Volunteers save us substantial money! We thank everyone who helps to keep our dues very reasonable. You can't spend a week at the beach or anywhere else for that matter for less than we pay for the whole year! It has been a pleasure serving on the Board for the past six years. I will continue to do my part to help Mallards' continue to be our "Little Paradise"!

**ASSISTANT TREASURER: KAREN ROBICHAUD**

Please remember that there is a \$10.00 fee per night that you have a camper, tent, motor home, etc. parked anywhere on your site or other Mallards' property. This is not to exceed 15 nights per Mallards' Landing year.

When sending your annual packet, please do not send payment for any amenities unless you have previously had that amenity. Any amenity that has a fee has a waiting list. When something becomes available you will be contacted and the fee can be paid at that time.

**SITES: PAT CHAREST** (see attached sheets with Sites Update)

**RECREATION: JOAN LESSARD**

Thank you to everyone who helped with recreation activities this past year. I have enjoyed my three years on the board and will continue to help when needed. Sadly, all activities are cancelled for the coming year due to the Covid-19 Virus. Let's hope things get better soon so we can continue with all the great things that Mallards' Landing has to offer! Take care!

**BRICKS: LISA DELOID**

Bricks are still available for the walk-way in front of Birch Hall. Please feel free to contact me or one of the Board Members if you would like details.

**MAINTENANCE: BILL PRICE**

This will be my sixth year on the board and I must say what a great group of board members. We have been trying our best to improve everyone's experience at Mallards'.

I would like to thank all of the volunteers that stepped in to help me. Without you we could not have accomplished all of our goals.

We have been busy this past year!

This past fall we made repairs to all of our damaged curb stops and operated all gate valves and curb stops on our main water lines. We now understand what valves control water to different places at Mallards'.

Pat Charest has updated our water system map showing all current house numbers and the location of all main line water valves. If we encounter any water problems we know what valves to turn off to control the water.

With the help of volunteers we have located and documented all known curb stops and their location at homes in Mallards'.

We have added some blue hard pack to the turn-around at the end of Mallards Landing Road and will have completed patching of our roads by the time you read this.

We will be continuing work on our water system by adding a few more curb stops and exercising main line water valves and flushing of lines.

Work dates will be posted on the sign out front by the mail room.

Tree work will continue as more trees are dying and need to be removed.

Please conserve water as best as you can as we have not been getting the rain we need.

In closing, it has been my pleasure to serve Mallards' residents, you are the best!

## **DOCKS, MOORINGS AND CONTAINMENT AREA: WES DELOID**

**DOCK INFORMATION:** The list posted is wrong, I lost some cells in the lists spreadsheet due to the fact that I don't know what I am doing (even with the best help the board has to offer). The new list will be posted by the time you receive this, you can't make this stuff up!!

The proposed dock repair date was cancelled due to YOU KNOW WHAT IT IS... COVID-19. There will be a new date late in the summer and an email will go out to people on the volunteer list. So if you are not on the list YOU SHOULD BE! Mallards' depends on people to pitch in to keep our costs down. ENOUGH SAID! I have done a poor job on reaching out to new people as I have a very active group of committed committee members, but I will do better!

The members who have a dock but let other people use it – THIS IS NOT OK!! The dock and mooring chairperson must be in the loop as their phone and email blow up when people see a change! Remember what it was like when you were waiting for a dock?

**MOORING INFORMATION:** The list has the same issue as above. The mooring list is having some movement and is rapidly changing, so people on the waiting list, keep your fingers crossed. This year is odd, so if you have a mooring and are not using it send me an email so I can sublet for you. Remember you cannot just let someone use it, the boat needs to be registered with the State of New Hampshire. If you do let someone use it without the chairperson's knowledge, you may lose your mooring.

**BEACHING BOATS AND WATERCRAFT:** You need to be responsible in the way and where you leave it! It must be beached in accordance with state rules (these are in your packet) and cannot restrict or block any dock access or swim lines. This is just rude and we all need to think as a group. There are lots of eyes watching everything so please do the right thing.

**CONTAINMENT INFORMATION:** The week of July 4<sup>th</sup> I will be going around and checking names and site numbers on all items in your spots. If the item is not labeled, we will be doing it for you for \$25.00 and you will get a bill from the Association, so please be sure your items are labeled properly!!

I will be picking a date for weed removal and general sprucing up of the containment area. As I mentioned above, we will need volunteers. I will send out an email with information on date and time soon.

**EMPTY BOAT TRAILER PARKING:** This is the area behind Birch Hall. The same applies – your name and site numbers must be on your trailers, if not we will take care of it and send you a bill for \$25.00. There is so much unwanted stuff stored there that we don't know who it belongs to!

**LIVE PARKING:** AS ALWAYS LIVE PARKING MEANS A PERSON WHO CAN LEGALLY DRIVE THE BOAT MUST STAY WITH THE BOAT!!! THERE IS A COURTESY 10 MINUTE TIME FRAME HERE. IF YOU NEED TO BE AWAY LONGER HAVE SOMONE MOVE YOUR BOAT. IF YOU SEE SOMEONE WAITING TO COME IN PLEASE BE COURTEOUS, MOVE AWAY AND THEN RETURN TO LIVE PARKING.

**REMEMBER:** Please check any of the above lists for Docks, Moorings and Containment spots and please email me with any questions or concerns.

## 2020 Sites update

2019 was a very busy year with many projects involving the town, zoning board and state, I do not expect this year to be any different.

Last year we sold 2 properties that belonged to Mallards and brought our membership back to 129.

In addition to the sale of our properties 5 other sites have transferred and our new members are making adjustments to these units to fit their needs. Making things very busy for sites again this year.

Some things you may be wondering about.

### **Mallards Taxes**

First thanks to Hank Marcoux for his assistance and guidance.

As you know from the updates as this process unfolded, we hired an appraiser (AER) to work with us and assist us in justifying the value of Mallards. We worked with the town and KRT appraisal to review how Mallards is assessed and how we viewed it. We also reviewed the many issues in how our members are being assessed. Thru this effort we have established the method going forward in how the town will assess the Association. There are still grey areas as to how they assess individual properties, that need to be dealt with at the member level thru the abatement process.

After a couple of reviews from the Mallards side the end result is that we were able to reduce Mallards value by about \$600,000.00, bringing our assessed value to \$4,399,000 down from the \$4,900,000 that we were originally assessed for.

Our arguments also helped us to get some members assessed value reduced as well, i.e. driveways and waterfront locations.

Mallards and individuals are now at 100% sales value so your current tax card shows construction cost new less depreciation as your value.

As a result of these reviews we have changed our sales worksheet to reflect your unit value (assessed value), membership real estate tax value (1:129 of the Mallards assessed value) and the intangible value in your membership (difference in sales price vs assessed value + real estate value).

Those that wish to continue to get their taxes corrected now need to go to the bureau of land tax. In doing so it might be best to band together and do this collectively rather than individually.

### **Shoreland**

As most of you know by now, in 2017 the town pushed back on our reference line location in the area of the brook (the reference line is where the state starts their control over our property due to the location being 250' from the lake) After 3 years of review and many meetings we have an agreement of this location, unfortunately it is just in front of 6 second st. the bright side is that it could have been way worse and could have ended up the brook on third st.

As a result of this move, we needed to resurvey and inventory our property within the 250' reference line to the lake. The result of this inventory has put us in better shape with the state and we have brought our impervious soil down from 38.6% to 31%, State target is 24%.

As a result of this work we now have an accounting of every building, shed, walkway and patio located on each site in this area. This will be inspected each year to maintain our compliance and another reason we continue to stress to talk to the board before doing anything.

### **Kerosene tank covers**

Thank you to those that have moved forward and gone thru the process of getting their tanks covered. This year will be another year of inspections to make sure we are in compliance. This year we are mandating that they get covered, last year was a heads up and we will issue fines if they are not covered.

### **Fire pits**

This year we were very lucky, due to COVID-19 the town issued permits to all that had permits last year. There are still many that have fire pits that do not have permits. If you do not have a permit and have a fire pit you will be fined this year. Your noncompliance to this simple ordinance puts us all at risk of losing our permits.

The process is simple, see Hank Marcoux for an inspection and application, email it to the fire station and they will issue you a permit at no cost. The process takes about 15 min.

### **General**

I'd like to thank Bob Trembley for his assistance during the last couple of years in helping me review site issues, I look forward to his assistance again this year.

As the season begins, I will be looking to have two people in addition to the chairperson on the committee to review member request and process the required information to keep things moving smoothly.

My goal is to make the process as streamlined and accurate as possible. If we can shorten the process and still maintain the accuracy and quality of the documentation required this is what we need to do.

You can think of a project as simple but when there are 129 sites simple task's gets challenging.

Please if your going to do a project read the site modification process form on the web under MLA forms, it will save time and remove the guess work of what needs to be done.

Thank you and have a great summer

Pat Charest

Sites Chair

