

Harbor View Association – Annual Meeting Minutes June 27, 2026

The annual meeting was called to order at 10:10 AM by Bill Greim, HVA President.

Introduction of Board of Directors and Officers:

Bill Greim introduced himself and the present officers and BOD members:

Officers: Mellissa Wrinn (VP), Cheryl Smith (Treasurer), Christine Marotta (Secretary), Tracey Miller-Lamontagne (Member Liaison)

BOD: Alan Curto, David Brouillette, Matthew Dow, Jim Robertson, Dave Sharkis, Renee Allen

Absent: Mike Ouellette, Dan Legg, Scott Neumann

Determination of Quorum:

Per the HVA By Laws, a quorum is required for approval of the proposed 2026 budget. A quorum was met as more than 10 Members in Good Standing (MIGS) were present and signed in for the Annual Meeting,

August 2025 Meeting Minutes:

A motion was made to approve the August 2025 HVA General Meeting minutes. The motion was seconded and approved by all.

President's Report: (Bill Greim)

Bill thanked Ellen Greim (his wife) for all of her support with the various planters/flowers and the association sign.

Bill thanked Dave Brouillette for printing the 2026 Spring Mailing. This saved the assn a considerable amount of money. Dave is retiring from his "day job" this year and the assn is very appreciative of his ability to support the assn over the last few years. THANKS DAVE B !!

Bill thanked Dave Sharkis for re-vamping the bulletin board at North Beach and for his other support with various beach projects – including the beach access fences that were designed and installed last year.

Bill thanked the many neighbors who mow the green on Hammock Parkway.

Bill provided a brief update on the Beach Park Road project, indicating that they are replacing 4 gates and the target completion is July 2027.

Bill reported that the BOD will monitor the jetties and beach in the event that any restoration is needed.

Treasurer's Report: (Cheryl Smith)

Cheryl provided the current account balances:

- Jetty/Beach Maintenance \$36,702
- Savings/Reserve \$21,160
- Checking Account \$18,990

2025 expenses are on track, with pending expenses including June beach cleaning and annual meeting

2025 ended the year with 81% MIGS and should close out the year at +\$1,800 vs budget

Due to a recognized error in the beach maintenance charged last year, Cheryl issued an addendum to the 2024 budget and also paid the under charged beach cleaning as part of the remaining 2025 budget. A neighbor asked about this error and Cheryl/Bill explained that it was recognized by the assn and not the vendor this year as the 2025/2026 budgets were being discussed. The assn felt that it was appropriate to bring this to the vendor's attention and settle the bills – especially as they continue to provide us with beach cleaning services.

Cheryl provided an overview of the proposed 2026 budget that was included with the Spring Mailing. The cost of the assn insurance increased by ~ 20%. The assn taxes increased from ~ \$500/yr to nearly \$1,800/year this year – this increase was mainly based on an error in the way the town (and many other beach towns in the area) had coded the beach property as farm/forest. Cheryl has received dues payments from 62 households prior to today's meeting, with 30 jetty contributions and 7 reserve contributions.

The 2026 budget was built based on 80% MIGS and dues were maintained at the 2025 level despite the significant increases in insurance and taxes. Reductions in other areas were made in order to keep the dues at \$175 per household.

A motion was made to approve the proposed 2026 budget, seconded and approved unanimously.

Member Liaison Report: (Tracey M-L)

Tracey recognized the following new property owners: 5 Hammock, 6 Kelsey, 37 Uncas, 31 Merrill, 56 Uncas and 49/51 Uncas.

There is one new property that was recently listed for sale at 40 Uncas Rd.

Secretary's Report: (Christine M)

Christine reminded all that email is the primary means of communication – on association issues and events. Please ensure we have your email address on record. The Spring Mailing is the only hard mail the association has at present.

All meeting minutes (General Mtg – draft and final; BOD Mtg – final only) are posted to our website.

Social Committee: (Mellissa W & Christine M)

Mellissa recognized Matthew Dow and Melissa Volo-Dow as they are all three managing the kids activities.

Mellissa reported that the 2026 tees/sweatshirts are in and will be distributed in the coming week. The sale raised ~ \$175 for the social committees.

Mellissa that they had > 40 kids for the Easter Egg hunt , have 2 movies planned, kids crafts and a glow party (where adults can also join).

Christine reported that there are 2 more adult-oriented events on the calendar this year: Wine/Beer Sharing in July and Year-End in September (with a pizza truck).

Christine recognized Denise D for once again hosting beach yoga each week from Memorial Day to Labor Day. Also, HUGE thanks to Denise for once again contributing funds to the year-end party !!

An update was provided on the Clinton Fireworks where the independent committee formed after the dissolution of the Chamber of Commerce are working to raise ~ \$50K to support the event this year. Cheryl confirmed that the assn donated \$300 towards the event, particularly because we have such great viewing from our beaches and neighborhoods.

Alan C reported that he reached out to the committee to inquire what happens with donations if the full target is not reached, and was assured that the funds would be held for the following year. Matthew D reported that the fundraising seems to be going quite well with more than \$40K raised thus far and high expectations that the full target will be reached. Matt also has a sign on his lawn with a QR code in case anyone would like to individually donate.

Election of Officers and BOD:

Cheryl Smith was re-elected as TREASURER for a 2-year term – no opposition.

Christine Marotta was re-elected as SECRETARY for a 2-year term – no opposition.

Tracey Miller-Lamontagne was re-elected MEMBER LIASION for a 2-year term – no opposition.

Jim Robertson was re-elected to the BOD for a 3-year term – no opposition.

Renee Allen was re-elected to the BOD for a 3-year term – no opposition.

Dan Legg was re-elected to the BOD for a 3-year term – no opposition.

Christine reminded those in attendance that if they have an interest in serving on the BOD to contact any of the officers or BOD in case a position becomes vacant.

Old Business:

The only pending old business was related to the beach access fences which were installed last year at both North and South Beach – with the goal of increasing sand retention and improving beach access during off-season.

Bill reported that the vendor completed the majority of the work expected and were paid 50% but have not been reachable to finish up some minor work. Overall the project is essentially complete.

New Business:

A neighbor asked about the greenway – which was a topic some years ago. Bill reported that there has not been much more information on this topic since the land between the town beach and HVA is privately owned and does not seem to be open to sale.

The HVA general meeting was adjourned (motion and seconded) at 10:45 AM.

Submitted by Christine Marotta.

Direct questions and corrections to: harbor.view.association@gmail.com