Annual Meeting of the Stillings' Grant Homeowners Association

June 21, 2025

Attendees

The following table identifies all Stillings' Grant property owners. People listed by "Yes" in the **Present** column were in attendance. Proxy assignments for those not in attendance are listed in the **Proxy Holder** column.

Owner	Lot Number(s)	Present	Votes	Proxy Votes	Proxy Holder	Address
Bellucci, Kathy	A7 A20-FH91	No	3	0	Jim Wilson	91 Stanton Farm Road
Blum, Steven	A8	Yes	1	0		134 Stanton Farm Road
Bortolussi, Adam & Laura	A47	No	1	0	Jim Wilson	125 Parker Ridge
Bowe, Michael, Gayle, Shawn	B3	No	1	0		15 Table Rock Road
Burwell Walter, & Miller, Lauren	F1	No	1	0	Jim Wilson	Cave Mountain Drive
Byrnes, Kim	C31	Yes	1	0		184 Stanton Farm Road
Cloutier, Leona	B5	No	1	0		23 Table Rock Road
Desjardins, Karen & Denis	B11	Yes	1	0		34 Table Rock Road
Dickson, Darlene	A43	No	1	0	Jim Wilson	122 Parker Ridge Road
Donovan, Charles & Linda	A38	Yes	1	2		100 Parker Ridge Road
Dow, Janet & Mike	A52	No	1	0	Linda Donovan	91 Parker Ridge Road
Dunham, William H Jr	A57	No	1	0		59 Parker Ridge Road
Durand, Reville, T	F7, 8, 9	No	3	0		Cave Mountain Drive
Durante, Bernard & Diane	A46	No	1	0	Ray Pezzulo	127 Parker Ridge Road
Feiner/Dunn	C33	No	1	0	Chris Fithian	188 Stanton Farm Road
Franklin, Phil & Susan	C38 D50	Yes	2	0		199 Stanton Farm Road
Fratello, Nick & Lori	A48	Yes	1			119 Parker Ridge Road
Fraulo, Lou	F6	Yes	1			Cave Mountain Drive
Gill, Linda & Richard	F10	No				Cave Mountain Drive

Owner	Lot Number(s)	Present	Votes	Proxy Votes	Proxy Holder	Address
Guarino, Jerry & Denise	A44	Yes	1			126 Parker Ridge Road
Gutowski, Pam & Mark	C28	No	1			Stanton Farm Road
Hempel, Steve	B17	Yes	1	1		8 Table Rock Road
Hill, Victoria & Jaus, Nate	B13	Yes	1			29 Table Rock Road
Holland, Dan & Debbie	A37&36	Yes	2			88 Parker Ridge Road 84 Parker Ridge Road
Holland, Daniel & Erin	F11, F12	No	1		Jim Eildon	Cave Mountain Drive
Keeton, Terry	A28	Yes				62 Parker Ridge Road
Johnson, Scott & Anna	B4	No	1			17 Table Rock Road
Klingbeil/Reed-	A26	No	1			46 Parker Ridge Road
Korchick, Frank & Diane	A29	Yes	1			64 Parker Ridge Road
LaFrance, Keith & Barbara	B16	No	1			Table Rock Road
Landry, Jennifer	B6	No	1		Steve Hempel	Table Rock Road
Larkin, Jessica & Nolin, Ryan	C23	No	1			166 Stanton Farm Road
Lavoie, Ariana & Travis	A59	No	1			47 Parker Ridge Road
Lazdowski, MeriEllen	C27	No	1			174 Stanton Farm Road
Maciolek, John R	F5	No	1			Cave Mountain Drive
MacIsaac, Ken & Annmarie	A4	No	1			137 Stanton Farm Road
MacKeen, Rich & Beth	A49	No	1			113 Parker Ridge Road
Marcaccio, Ed & Beth	A34	No	1			
Mender, Gale	E54	No	1		Jim Wilson	198 Stanton Farm Road
Micallef, Art & Bev	A5	Yes	1			145 Stanton Farm Road
Micciantuono, Doug & Danielle	A55	No	1		Jim WIlson	83 Parker Ridge Road
Miles, Janine & Lanser, Jean	A54	Yes	1			89 Parker Ridge Road

Owner	Lot Number(s)	Present	Votes	Proxy Votes	Proxy Holder	Address
Morin, Bryan	B15	No	1			28 Table Rock Road
Mulkern, K./VanRossum, Reed	E56	No	1		Jim WIlson	200 Stanton Farm Road
Musial, Don & Stephanie	A40	No	1		Denise Peters	110 Parker Ridge Road
Nawrocki, Jeff/Hanson, Mary	A10	No	2		Jim Wilson	Stanton Farm Road
Nelson, Tad & Marcia	A58	Yes	1			51 Parker Ridge Road
Niebel, Werner & Heather	C26	Yes	1			173 Stanton Farm Road
Novak, Jeffrey & Kristen	A24 A6	No	2		Jim Wilson	Stanton Farm Road
Peters, Denise	A51	Yes	1	1		105 Parker Ridge Road
Kathleen Petzok		Yes	1			27 Parker Ridge Road
Pezzullo, Sandra & Ray	A45 C21	Yes	2	1		128 Parker Ridge Road 168 Stanton Farm Road
Pietrangelo, James & Lee	F2	No	1			Cave Mountain Drive
Plahm, Thomas & Hyon	A33	No	1			74 Parker Ridge Road
Queenelle Minet Living Trust	B9	No	1			38 Table Rock Road
Robinson, Debbie	B20	No	1			162 Stanton Farm Road
Rocco, Cheryl	B1	No	1			31 Table Rock Rod
Roche, Jim & Lisa	A30 A31 A32	No	3		Jim Wilson	70 Parker Ridge Road
Santamaura, Sal & Lori	A61	No	1		Jim Wilson	33 Parker Ridge Road
Sayen, Samuel & Jennifer	A2	No	1		Jim Wilson	119 Stanton Farm Road
Scanlon, Michael J. & Kim M.	B10	No	1		Phil Franklin	37 Table Rock Road
Sirota, Scott & Dianalyn	A63	Yes	1			17 Parker Ridge Road
Smith, Karen Ann/Garside, Lawrence	B8	No	1			39 Table Rock Road
Smrtic, Mark & Mary Beth	A3	No	1		Linda Donovan	Stanton Farm Road

Owner	Lot Number(s)	Present	Votes	Proxy Votes	Proxy Holder	Address
Souza, Jeremy & Alison	A42		1	No		120 Parker Ridge Road
Spero, Brian & Michelle	A22		1	Yes		102 Stanton Farm Road
Stoddard, Jim & Betsy	A60	Yes	1			39 Parker Ridge Road
Swayze, Bella & Bill	B7	No	1			31 Table Rock Road
Szteborowski, Elzbieta & Darius	A23	No	1			30 Parker Ridge Road
Tucker, Matthew & Colleen	A41	No	1			112 Parker Ridge Road
Villaume, Peter	C22	No	1			167 Stanton Farm Road
Wabrek, Paul & Donna	F4	No	1			Cave Mountain Drive
Wareham Pond Group (Louis Fraulo Jr)	F6	No				Cave Mountain Drive
Weatherton, Carol	B18	Yes	1			156 Stanton Farm Roa
Wilson, Jessica/Fithian, Christopher	C37	Yes	1	1	1	Stanton Farm Road
Wilson, Jim & Vicki	C40	Yes	1	19	7	196 Stanton Farm Road
Guests						
Daniel Lucchetti Rotten Rock						
Henry Shaw IV Rotten Rock						
Henry Shaw III Rotten Rock						

Meeting Called to Order

Jim Wilson called the meeting to order at 3:08 p.m.

Welcome Comments from the SGA President

Jim Wilson thanked everyone for attending and stated the need for volunteers and participation in the community. He noted that a good place to become acquainted with community news and issues would be to attend the monthly board meetings, which are held on the third Wednesday of the month via Zoom. To date, participation has been light; only four non-board members attended the budget meeting.

At present, we are looking for people to weed-whack the area around the lower pump house and to help build a shed near the lower pump house. Without community involvement, we will have to hire contractors and homeowner dues will increase.

Introductions

Each board member was introduced. Jen Sayen and Alec Tarberry was not in attendance.

Proxy Review

Phil Franklin completed a roll call of everyone in attendance.

Review and Approve Minutes from 2024 SGA Annual Meeting

Copies of last year's minutes were distributed and Jim asked if anyone had any comments. There were none and the minutes were approved.

Old Business

Review Revised Design Review Document

During the last fiscal year, the design review documents were updated. Nate Jaus explained that design review covers all homeowners. If you change how your house looks from the road, you should submit the changes to the Design Review Committee. Although both the old and new versions of the document are listed on the Stillings' Grant website, he pointed out that the updates include guidelines for solar panels and removing trees. He also stated that the document is now available in PDF form, which makes it easier to submit for legal review.

Review re-establishing the trail system with the community

Linda Donovan explained that quite a bit of work has been done on the trail system including clearing trails and adding trail signs. She noted that the entrance to the trails is at the Stanton Farm Road trailhead, between the two boulders. Ticks were a problem during the wet spring and early summer months, but they are less of a problem now. She thanked Scott and Dianalyn Sirota as well as others who have helped establishing the trails. More work still needs to be done and it's a great opportunity to contribute to the community.

Bev Micallef asked if the trails are open to the public and where can you park. Linda explained that we are not promoting it but we are also not policing it. Although there is no designated parking, you can park by the Stillings' Grant sign or by the ponds.

Jim Wilson stated that there is a conservation easement nearby that will have four parking spaces.

Linda thanked Alec Tarberry for his $1,000 contribution this year for trail maintenance. In the future, we need to figure how much should be in the budget.

Dan Holland asked about using a brush hog on the trails and Linda stated that it isn't in the budget and maybe we will be able to set aside funds in the future. Meanwhile, volunteers are always needed for weed-whacking and trail cleanup.

Sandra Pezzullo asked if an area off the road could be plowed for parking over the winter. Jim Wilson explained that 20 feet beyond the edge of the road is handled by the town and we could ask about plowing.

Jim also pointed out that AMSCO donated $500 last year and we spent $800, with all-volunteer labor.

Representatives from Rotten Rock said they would be willing to help and could potentially move the boulders. Dan Lucchetti will look into it.

New Business

SGA Financials

Jim Wilson started the presentation by stating that Art Micallef joined the board last year as treasurer and has made incredible progress – we're now making money. Art stated that we have a solid board and it takes a lot of knowledge and hard work dealing with DES and the state, which would cost the association a significant amount of money without it.

Art continued by stating that it has been a great year. The association spent $5,000 less than planned and the net worth is up $43,000. With that said, maintaining the septic system is especially difficult and expensive. The septic fields each have a 30-year lifespan and one field is 30 years old. To address this, we are allotting $17,000 in septic reserves this year and will increase that amount by $3,000 each year after.

Jim Wilson pointed out that the budget is made in March and involves some guesswork but it is as close to the perceived current and future expenses as possible.

Nomination and Election of Directors

To comply with a vote taken at the 2017 annual meeting, notification is hereby given of a board opening for two 3-year terms starting at the conclusion of the 2025 annual meeting and ending at the conclusion of the 2028 annual meeting.

The terms of the present directors are:

- Steve Hempel 2025
- Jim Wilson 2025
- Linda Donovan 2026
- Jenn Sayen 2026
- Nate Jaus 2027
- Sandra Pezzullo 2027
- Alec Tarberry 2027 (developer appointed seat)

Since the terms for Steve Hemple and Jim Wilson are over at the conclusion of the meeting, nominations must be made from the floor. Brian Spero nominated Jim Wilson and Steve Hemple as directors. There were no other nominations and a show of hands unanimously accepted the nominations. Steve and Jim will continue to be directors. Jim then explained that the board would meet before the July monthly meeting to determine board officers.

Committees Reports

Water and Septic Committee

Linda Donovan, Chairman of the Committee, presented an update on the water and septic systems. For the record, the other members of the committee are Jim Wilson, Chris Fithian, and Jim Stoddard.

Linda reported that she is working hard with Jim Wilson and NH DES to ensure that our water is safe. She pointed out that one issue this year was a clog in the pump system due to "flushable" wipes, which cost the association $3,000 to clear. She stressed that "flushable" wipes are **NOT** flushable and must not be used.

She also reported on the following:

- We are required to have five groundwater sampling wells to test the water. Last year, two of these wells were not producing adequate samples and needed to be redrilled. We hired Eastern Analytics to drill new wells but their machinery broke down and could not complete the process. We now only have four functioning wells and are looking for a new contractor.
- DES has been extremely supportive of our efforts and approached us about participating in study and has asked us to provide sludge samples from individual septic systems. Jim Stoddard is looking for three home owners to have their systems pumped on the same day (July 3) and is coordinating the efforts with DES and the septic pumping company.

Jim also noted that we are currently requesting that even-numbered houses pump their septic system on even-numbered years and odd-numbered houses on odd-numbered years. He also has a list of septic-pumping companies. Henry Shaw from Rotten Rock announced that Rotten Rock has acquired Quint Septic and will give us a discount for multiple pumpings on a single day.

- We currently have no detectable PFAS.

Design Review Committee

Jim Wilson, Chairman of the Committee, presented an update on the work of the Design Review Committee. For the record, other members are Alec Tarberry replacing Bob Kantack, Steve Hempel, Tad Nelson, and Sandra Pezzullo.

Jim explained that the Design Review Committee makes a recommendation about home designs and exterior changes, but the board is responsible for approving the recommendations. He also had the following updates:

- Bob Kantak has retired and is no longer on the committee
- Jeff Narwocki on Stanton Farm Road is looking for a new builder.
- The new owner of lot F6, Hannah Spector, is currently working with the committee.

Documents Review Committee

This committee was an ad hoc committee that was formed over 3 years ago. This committee has been disbanded. Jim thanked all committee members for their tireless and persistent work to update our covenants. We know this was not easy. Any further questions or modifications will be dealt with directly by the Board

Werner Neibel asked if we will be revisiting the documents after a set number of years. Jim Wilson stated that there is no current plan and pointed out that two-thirds of the membership is responsible to change the covenants but only a majority is required to change the bylaws.

Developer's Update and Questions for the Developer

AMSCO/Berry Companies Update

Unfortunately, Alec Tarberry was unable to attend the meeting but the Rotten Rock Enterprises team, represented at the meeting by Henry Shaw II, Henry Shaw III, and Dan Lucchitti, updated us on the AMSCO and Rotten Rock partnership for the development of Block G and future development.

Rotten Rock is currently repairing and repaving the intersection of Cave Mountain and Stanton Farm Roads. They will also complete 1100 feet of Cave Mountain Road to meet the standards of town roads. Block G will start 725 feet from that point.

Rotten Rock will be installing a new 90,000-gallon water tank at the top of Block G and eight fire hydrants throughout the community. This work must be completed before the town will grant building permits. The town has requested that the road be paved after Block G Phase I.

Update on Blocks F and G

The Bartlett Planning Board has granted conditional approval for the next phase, Block G. This allows Rotten Rock/AMSCO to start taking non-binding deposits on lots (these are fully refundable deposits). No lots are listed online yet because subdivisions of 10 lots or more are regulated by the Attorney General's office, and they restrict marketing until final approval is received.

The road design is being finalized and approval on the design from the board of selectmen is expected in the coming weeks. A few approvals from the state are also required, which will take an additional 4-8 weeks. At that point, building the road and water system, including fire hydrants, and selling lots can start.

Work in and around the quarry

Rotten Rock is trying to clean up the quarry area. Jim stated that some trees will be cut and the road to the pump house will be rerouted. Eventually, it will be a larger pond.

Questions from the community

Question (Steve Blum): When will the existing hydrants be pressurized?

Answer (Henry Shaw): We're working with DES and can't answer when. It will be the same system for drinking and fire hydrants; it must keep recirculating. Jim pointed out that Rotten Rock has been more open than anyone else we've dealt with. We need to balance water use with the amount of water in reserves and recirculate.

Question (Nick Fratello): Is there a copy of the gravel pit plans?

Answer (Dan): We will post it on the website.

Question (Sandra Pezzullo): Has the water system like this been done before?

Answer (Henry Shaw): Yes

Other Business

Jim noted that June seems to be a busy month for many homeowners and it's difficult to have good attendance at the annual meeting. With that said, he asked the attendees if there would be a better time to hold the annual meeting. The covenants state that the board can establish dates for the annual meeting. It does not have to be in June, but it must be after May 1. Someone suggested September. The board will discuss this at the next board meeting in July.

Jim also stated that we may need to hire a property management company unless there is more community involvement, which will increase dues significantly.

No comments from the floor.

Adjournment

Brian Spero moved to adjourn the meeting, Phil Franklin seconded. Jim Wilson adjourned the meeting at 4:45 p.m.

The 2026 Annual Meeting is scheduled for Saturday, June 20, 2026.

Respectfully submitted,
Denise Peters, August 11, 2024

To be approved at the 2026 Annual Meeting.

SGA 2025 ANNUAL MEETING FINANCIALS

Expenses $5K < plan. Income $4K > plan. Net Worth up > $43K

70% of our expenses were for Water and Septic when Reseeve additions are included
No other single category exceeded 5% of total except the General Reserves addition at 5.5%

We moved our Reserves into a CD in late July. Earned ~ $4300. It all went into Reserves.

Finally got a good handle on costs to replace septic fields and developed a 30 year replacement cost plan

EXPENSES	**TOTAL YEAR**
ACCOUNTING/TAX PREP/TAXES	4204
ANN MEETING/DUES MAILING	1053
AUDIT	
DUES & SUBSCRIPTIONS	244
DIRECTOR INSURANCE	1216
LIABILITY INSURANCE	4471
LEGAL	2091
OFFICE SUPPLIES	119
POSTAGE	157
PRINTING	
GROUNDS MAINTENANCE	
LICENSES & PERMITS	250
MOWING FIELDS	3826
TRAIL WORK	774
GENERAL SUBTOTAL	**18405**
SEPTIC B MAINTENANCE	2246
SEPTIC B ELECTRICAL	522
SEPTIC C MAINTENANCE	
SEPTIC C ELECTRIC	552
SEPTIC MONITORING WELLS	11837
SEPTIC MOWING	3826
SEPTIC SUBTOTAL	**18983**
WATER SYSTEM MAINTENANCE	11684
WELL HOUSE PLOWING	3200
WATER TESTING	2949
MAIN WELL ELECTRICAL	2753
PARKER WELL ELECTRICAL	1656
WATER ALARM	1552
WATER COMPLIANCE	486
WATER PERMIT	300
WATER SUBTOTAL	**24580**
CAVE MTN RD. PLOW/REPAIR	3500
RESERVE SEPTIC ADD	5000
RESERVE WATER ADD	15000
RESERVE LEGAL ADD	1000
RESERVE GENERAL ADD	5000
RESERVE ROAD ADD	3400
TOTAL EXPENSES	**94868**

YEAR END BALANCES…

CHECKING
RESERVE SEPTIC
RESERVE WATER
RESERVE LEGAL
RESERVE GENERAL
RESERVE ROAD

TOTAL NET WORTH

32287

35437
63724
12395
40364
6992
191199