

97 Stocker Pond Road
Box 486
Grantham, NH 03753
August 16, 1999

Dear Officer of the Property Owner's Association of Stocker Pond,

The committee formed to review the present Stocker Pond association membership requirements statement has convened, had its deliberations, and reached the conclusion that it could not agree on a single new statement. Jan Bradeen will submit her proposed statement to Pat Woolson for review. We enclose a copy of ours for your perusal. Would you please take some time to review this work, and submit to us any recommendations, suggestions for improvements, or additions, or corrections?

It is evident to us that the present membership statement needs to be rewritten. During our research we discovered that eleven of our present membership are legally not owners of property here, and, even by our present membership statement, can not be members and vote. We feel that this situation needs to be rectified as soon as it is possible

Thank you for your time and consideration.

Sincerely yours,

A handwritten signature in blue ink that reads "Barbara/Alan". The signature is written in a cursive, flowing style.

Alan and Barbara Eckbreth

Alan and Barbara Eckbreth
"Windsong" on Stocker Pond
August 16, 1999

Dear Pat,

Jan Bradeen and Alan met to discuss the membership requirements statement and each worked individually on it, but they could not agree on one statement. It is my understanding that Jan will submit her proposal to you. We agreed that we would submit ours also.

Jan feels that only people who have their names on their deeds should be allowed to have memberships in the association. We tried to explain to her that that would mean that those of us who have put our properties in one spouse's name for estate planning purposes would be permitted to join and vote but our spouses would not. Your husband and mine would not be considered owners legally, for example. We did not think this fair. We argued that the main reason for restructuring the membership statement in the first place was to have more equality among the property owners and this would only create more heartburn. There are approximately twelve families who list only one of a spouse on their deed, for whatever reason. (Heinlein is because of inheritance.) We don't believe the majority of these folks would approve Jan's proposed statement.

Jan also feels that each member of a couple would have to join as a member and pay the \$10 fee. It should cost \$20, Jan believes, for the Parsons, Fields, Quinns etc. to both join. We suggested to her that people would balk at each member having to pay a membership fee. It took us thirty years to go from \$5 to \$10, per membership, so we doubt that this will be acceptable.

With Jan's reasoning, if a property is owned by a group of individuals, then each of those people has the right to apply for membership and vote. If an investment group of twenty purchased a property, for example, each of those twenty could be members. We would argue that allowing this would "push the inequality button." We already have one property with three owner's names on the deed.

We also reminded Jan that 2/3 rds of the membership have to approve the changes made in this membership requirements statement so we want to make as many people happy as possible.

We think the following proposal is more definitive, addressing the various ownership/couple situations.. We did not want to put something together which would be open for interpretation. Some may consider it wordy but to reach our goals of providing equality and clarity of interpretation, we think this one "works":

Any adult owning property on the Stocker Pond waterfront or owning property with deeded access to Stocker Pond shall be eligible for membership in the Property Owner's Association of Stocker Pond. The dues per membership shall be ten dollars per annum.

Each couple or pair who owns the aforementioned property shall have two votes. If a couple or pair owns more than one property, they shall still have two votes. When a property or properties is owned by more than two people, that group of individuals shall also have two votes.

If a property or properties is owned by a single individual, partnership, corporation, or trust, that person, partnership, corporation or trust shall have two votes. One of those votes may be given to a spouse, significant other, or partner, provided that that individual cohabits with or is in business with said person.

EXPLANATION:

#1 COUPLES: There are fifteen Stocker Pond properties owned by married couples, both of whose names appear on their deed:

Kennedy	Szcsesiul	Rummo	Romiglio	Demers
Partridge	Malloy	Gurin	Rissolo	Rayno
Bitler	Allan	Quinn	R & T Fields	D & L Fields

#2 PAIR:

There are three pairs of individuals who own Stocker Pond property: The two English brothers, the two Parsons sisters and two friends, Bradeen and Narowitz.

#3 OWNED BY MORE THAN TWO:

There is one property owned by three people: Rev. Carty, Mr. and Mrs Fenner

#4 OWNED BY A SINGLE INDIVIDUAL::

There are twelve properties that list only one of a spouse on the deed: Their spouses are legally not owners, even with the wording of the present membership requirements statements:

Turns	Littlehale	Huntley	Cole	Heinlein
	Schwartz	Bonneville	Gaudreau	Reney
Eckbreth		Lemieux	Woolson	

#5 PARTNERSHIP/CORPORATION:

There is one, Cote and Reney. Jan says they are a corporation. If two attorneys or businessmen purchased Stocker Pond property together, they might have a partnership, so I use both terms to cover both situations.

#6 TRUSTS:

There are presently five properties held in trusts: The Kunz and Heinzelmann trusts only have the surname on them, not an individual name, so legally I don't know the exact ownership. I believe that the trust owns the property.

Heinzelmann	Marie Parsons	Joan Coe	Kunz	Bradeen/Narowitz
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#7 GIVING A VOTE TO A SPOUSE, SIGNIFICANT OTHER, PARTNER ETC:

Legally, the following eleven spouses do not own property on Stocker Pond, so they would be covered under this statement, allowed to be members and vote:

Fred Parsons	Mr. Coe	Mrs Turns	Mrs Littlehale	Mrs Huntley
Mrs Heinlein	Bob Schwartz	Mrs Gaudreau	Alan Eckbreth	Mrs Lemieux
Ray Woolson				

Property Owners' Association of Stocker ^{Lake}~~Pond~~

Membership Amendment

Any adult who singly or jointly owns property with access to Stocker Pond shall be eligible for a single membership with a single vote in the Property Owners' Association of Stocker Lake.

*This means each property owner is a vote
because the word properties is not included.*