

SUNAPEE BOARD OF SELECTMEN
MEETING AGENDA
6:00PM Town Office Meeting Room
Monday, December 13, 2021

1. REVIEW OF ITEMS FOR SIGNATURE:

CZC's:

2. APPOINTMENTS

7:00PM-Advisory Budget Committee-Warrant Article Discussion

3. PUBLIC COMMENTS:

- Sign Loan Agreement with New Hampshire Municipal Bond Bank
- Petition for Pole License-Fernwood Road and Ridgewood Road
- Authorize Release of Dollar General Performance Bond
- Sign Tasco Authorization Letter
- Formal Complaint Against 13 Maple Street
- Closed Pistol Permit Account and Transfer \$2,626.70 plus interest to Special Detail Account
- Authorize Chairman to Fill out Audit Questionnaire

4. SELECTMEN ACTION

5. CHAIRMAN'S REPORT

6. TOWN MANAGER REPORTS

- Hazard Mitigation Plan
- Healthtrust Surplus

7. UPCOMING MEETINGS:

12/14-5:30PM-Recreation Committee, Town Meeting Room
12/16-5:30PM-Water & Sewer Commission, Town Meeting Room
12/16-5:30PM-Abbott Library Trustees, Abbott Library
12/22-5:00PM-Energy Committee, Town Meeting Room
12/27-6:30PM-Board of Selectmen, Town Meeting Room

NONPUBLIC: The Board of Selectmen may enter a nonpublic session, if so voted, to discuss items listed under RSA 91-A:3, II

TOWN OF SUNAPEE, NEW HAMPSHIRE
(the "Issuer")

CERTIFICATE OF VOTE REGARDING AUTHORIZATION
OF BONDS AND APPROVAL OF
LOAN AGREEMENT WITH THE NEW HAMPSHIRE MUNICIPAL BOND BANK

I, the undersigned Clerk of the Issuer, hereby certify that a meeting of the Governing Board of Issuer (the "Board") was held on _____, 2021. A quorum of the Board was in attendance and voting throughout.

I further certify that there are no vacancies on the Board, that all of the members of the Board were duly notified of the time, place and purposes of said meeting, including as one of the purposes the authorization of bonds and the approval of a Loan Agreement between the New Hampshire Municipal Bond Bank (the "Bond Bank") and the Issuer.

I further certify that the following is a true copy of resolutions unanimously adopted at said meeting:

RESOLVED: That under and pursuant to the Municipal Finance Act, Chapter 33, N.H.R.S.A., as amended, N.H.R.S.A. 33:3-d, the New Hampshire Municipal Bond Bank Law, Chapter 35-A, N.H.R.S.A., as amended, and other laws in addition thereto, and to votes of the Board duly adopted at its meeting on November 15, 2021 pursuant to a Resolution Authorizing the Issuance of Refunding Bonds there be and hereby is authorized the issuance of a \$2,480,607 Bond of the Issuer (the "Bond") which is being issued by the Issuer for the purpose of current refunding (i) the Issuer's \$1,500,000 General Obligation Bonds issued through the United States Department of Agriculture Rural Development ("USDA RD") dated as of March 13, 2014, which mature on March 13, 2042 in the aggregate outstanding principal amount of \$1,247,830 and which were issued to current refund the Issuer's bond anticipation notes dated September 25, 2012, which notes were issued to finance the cost of upgrading the wastewater treatment facilities and (ii) the Issuer's \$1,585,000 General Obligation Bonds issued through USDA RD dated as of August 28, 2015, which mature on August 28, 2042 in the aggregate outstanding principal amount of \$1,232,776 and which were issued to current refund the Issuer's bond anticipation notes dated July 1, 2013 as extended on January 13, 2015 and July 31, 2015, which notes were issued to finance the cost of the Perkins Pond wastewater collection system installation, both of which prior loans are eligible to be refunded at par at any time without penalty with the consent of USDA RD.

The Bond shall be dated as of its date of issuance, shall be in such numbers and denominations as the purchaser shall request, shall mature in accordance with the schedule set forth in Exhibit A to a certain Loan Agreement hereinafter described (the "Loan Agreement"), shall bear a net interest cost rate (as defined in the Loan Agreement) of two and three quarters percent (2.75%) per annum or such lesser amount as may be determined by a majority of the Board. The Bond shall be substantially in the form set forth as Exhibit B to the Loan Agreement and otherwise shall

be issued in such manner and form as the signatories shall approve by their execution thereof.

RESOLVED: That the Bond shall be sold to the Bond Bank at the par value thereof plus any applicable premium.

RESOLVED: That in order to evidence the sale of the Bond, the Treasurer of Issuer and a member of the Board are authorized and directed to execute, attest and deliver, in the name and on behalf of the Issuer, a Loan Agreement in substantially the form submitted to this meeting, which is hereby approved, with such changes therein not inconsistent with this vote and approved by the officers executing the same on behalf of the Issuer. The approval of such changes by said officers shall be conclusively evidenced by the execution of the Loan Agreement by such officers.

RESOLVED: That all things heretofore done and all action heretofore taken by the Issuer and its officers and agents in its authorization of the project to be financed by the Bond are hereby ratified, approved and confirmed.

RESOLVED: That the Clerk and the signers of the Bond are each hereby authorized to take any and all action necessary and convenient to carry out the provisions of this vote, including delivering the Bond against payment therefor.

RESOLVED: That the useful lives of the projects being financed are in excess of the term of the Bond.

I further certify that said meeting was open to the public; the aforesaid vote was not taken by secret ballot nor in executive session; that notice of the time and place of said meeting was posted in at least two (2) appropriate public places within the territorial limits of the Issuer, or published in a newspaper of general circulation in said area, at least twenty-four (24) hours, excluding Sundays and legal holidays, before said meeting; that no deliberations or actions with respect to the vote were taken in executive session; and that the minutes of said meeting have been promptly recorded and have been or will be made open to inspection within one hundred forty-four (144) hours of said meeting, all in accordance with Chapter 91-A, N.H.R.S.A., as amended.

I further certify that the above vote has not been amended or rescinded and remains in full force and effect as of this date.

WITNESS my hand and seal of the Issuer this _____ day of _____, 2021.

CLERK OF ISSUER

(Seal)

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L O A N A G R E E M E N T

=====

AGREEMENT, dated the 27th day of January, 2022, between the New Hampshire Municipal Bond Bank, a public body corporate and politic constituted as an instrumentality of the State of New Hampshire exercising public and essential governmental functions (hereinafter referred to as the "Bank"), created pursuant to the provisions of Chapter 35-A of the New Hampshire Revised Statutes Annotated, as amended (hereinafter referred to as the "Act"), having its principal place of business in Concord, New Hampshire, and **Town of Sunapee** (hereinafter referred to as the "Governmental Unit"):

W I T N E S S E T H :

WHEREAS, pursuant to the Act, the Bank is authorized to loan money (hereinafter referred to as the "Loans") to the Governmental Unit and the Governmental Unit is authorized to contract with the Bank with respect to such Loans to be evidenced by its municipal bonds (as defined in the Act) to be purchased by the Bank; and

WHEREAS, the Governmental Unit has requested a loan from the Bank in the amount of \$2,480,607 (hereinafter referred to as the "Loan") and, to evidence the indebtedness to be incurred thereby, has duly authorized the issuance of its bonds in at least that principal amount (the "Municipal Bonds"), which Municipal Bonds are to be purchased by the Bank in accordance with this Loan Agreement; and

WHEREAS, the Bank has adopted or will adopt a General Bond Resolution (hereinafter referred to as the "Bond Resolution") authorizing the issuance of its bonds from time to time, a portion of the proceeds of which will be expended for the purpose of making the Loan, and will adopt a resolution authorizing the making of the Loan to the Governmental Unit by the purchase of the Municipal Bonds,

NOW, THEREFORE, the parties agree:

1. The following words or terms used herein shall have the following meanings:

(a) "Fees and Charges" shall mean all fees and charges authorized to be charged by the Bank for the use of its services or facilities pursuant to paragraph VIII of Section 6 of the Act.

(b) "Governmental Unit's Allocable Proportion" shall mean the proportionate amount of the total requirement in respect of which the term is used, determined by the ratio that the Loan then outstanding bears to the total of all Loans which are then outstanding, as certified by the Bank.

(c) "Loan Obligation" shall mean that amount of bonds issued by the Bank which is equal to the principal amount of the Municipal Bonds outstanding.

(d) "Maximum Interest Cost Rate" shall mean an interest cost rate 2.75% per centum per annum.

(e) "Municipal Bonds Interest Payments" shall mean the amount to be paid by the Governmental Unit pursuant to this Loan Agreement representing interest due or to become due on its Municipal Bonds.

(f) "Municipal Bonds Principal Payments" shall mean the amount to be paid by the Governmental Unit pursuant to this Loan Agreement representing principal due or to become due on its Municipal Bonds.

2. The Bank hereby agrees to make the Loan and the Governmental Unit hereby agrees to accept the Loan and to sell to the Bank the Municipal Bonds in the principal amount of the Loan. The Municipal Bonds shall bear interest from the date of their delivery to the Bank at such rate or rates per annum as will result in an interest cost rate to the Governmental Unit of the Maximum Interest Cost Rate (as calculated by the "Interest Cost Per Annum" method) or at rates per annum as will result in a lesser interest cost rate to the Governmental Unit as determined by the Bank. The interest cost rate for purposes of this Loan Agreement will be computed as if the Municipal Bonds bore interest from the delivery date of the Bank's bonds, and without regard to Sections 4 and 5 hereof which require that Governmental Unit make funds available to the Bank for the payment of principal and interest at least thirty (30) calendar days (inclusive of Saturdays, Sundays and holidays) prior to each respective principal and interest payment date. Subject to any applicable legal limitations, the rate or rates of interest borne by the Municipal Bonds shall be not less than the rate or rates of interest borne by the bonds issued by the Bank (for corresponding maturities) the proceeds of sale of which were used to make the Loan and to purchase the Municipal Bonds. Notwithstanding the above, the obligation of the Bank to make the Loan shall be conditioned upon receipt by the Bank of the proceeds of bonds issued by the Bank both for the purposes set forth herein and to create the reserves required by the Bond Resolution.

3. The Governmental Unit has duly adopted or will adopt all necessary votes and resolutions and has taken or will take all proceedings required by law to enable it to enter into this Loan Agreement and issue its Municipal Bonds for purchase by the Bank.

4. The Municipal Bonds Interest Payments shall be not less than the total amount of interest the Bank is required to pay on the Loan Obligation and shall be scheduled by the Bank in such manner and at such times as to provide funds sufficient to pay interest as the same becomes due on the Loan Obligation and the Governmental Unit shall make such funds available to the Bank at least thirty (30) calendar days (inclusive of Saturdays, Sundays and holidays) prior to each interest payment date.

5. The Municipal Bonds Principal Payments shall be scheduled by the Bank in such manner and at such times as to provide funds sufficient to pay the principal of the Loan Obligation as the same matures (based upon the maturity schedule provided by and for the Governmental Unit and appended hereto as Exhibit A) and the Governmental Unit shall make such funds available to the Bank at least thirty (30) calendar days (inclusive of Saturdays, Sundays and holidays) prior to each principal payment date.

6. The Governmental Unit agrees to be obligated to pay Fees and Charges to the Bank. Such Fees and Charges, if any, collected from the Governmental Unit shall be in an amount sufficient, together with the Governmental Unit's Allocable Proportion of other monies available therefore, including any grants made by the United States of America or any agency or instrumentality thereof or by the State or any agency or instrumentality thereof, to pay on a semi-annual basis:

(a) as the same becomes due, the Governmental Unit's Allocable Proportion of the administrative expenses of the Bank; and

(b) as the same becomes due, the Governmental Unit's Allocable Proportion of the fees and expenses of the trustee and paying agents for the bonds of the Bank.

7. The Governmental Unit agrees to be obligated to make the Municipal Bonds Principal Payments scheduled by the Bank on an annual basis and agrees to be obligated to make the Municipal Bonds Interest Payments scheduled by the Bank and to pay any Fees and Charges imposed by the Bank on a semi-annual basis.

8. The Governmental Unit agrees that any loan agreements previously entered into between the Bank and the Governmental Unit in connection with loan obligations previously undertaken and presently outstanding between the Bank and the Governmental Unit, are hereby amended so as to provide that the Governmental Unit shall make such funds available to the Bank with respect to the payment of interest and principal of each such loan obligation, if any, at least thirty (30) calendar days (inclusive of Saturdays, Sundays and holidays) prior to each interest or principal payment date pertaining thereto.

9. The Bank shall not sell and the Governmental Unit shall not redeem prior to maturity any of the Municipal Bonds with respect to which the Loan is made by the Bank prior to the date on which all outstanding bonds issued by the Bank with respect to such Loan are redeemable, and in the event of any sale or redemption prior to maturity of such Municipal Bonds thereafter, the same shall be in an amount equal to the aggregate of (i) the principal amount of the Loan Obligation so to be redeemed, (ii) the interest to accrue on the Loan Obligation so to be redeemed to the next redemption date thereof not previously paid, (iii) the applicable premium, if any, payable on the Loan Obligation so to be redeemed, (iv) the costs and expenses of the Bank in effecting the redemption of the Loan Obligation, and (v) at the direction of the Bank, an amount equal to the proportionate amount of bonds so to be redeemed which were issued by the Bank with respect to the Loan Obligation and necessary to fund a portion of the reserve fund authorized by Section 11 of the Act, less the amount of monies or investments available for withdrawal from such reserve fund and for application to the redemption of such bonds issued by the Bank in accordance with the terms and provisions of the Bond Resolution, as determined by the Bank; provided, however, that, in the event the Loan Obligation has been refunded and the refunding bonds issued by the Bank were issued in a principal amount in excess of or less than the Loan Obligation remaining unpaid at the date of issuance of such refunding bonds, the amount which the Governmental Unit shall be obligated to pay under item (i) hereof shall be the amount set forth in the resolution of the Bank. In the event the Loan Obligation has been refunded and the interest the Bank is required to pay on the refunding bonds is less than the interest the Bank was required to pay on such Loan Obligation, the amount which the Governmental Unit shall be obligated to pay under item (ii) above shall be the amount of interest set forth in the resolution

of the Bank. In no event shall any such sale or redemption of Municipal Bonds be affected without the prior written agreement and consent of both parties hereto.

10. Simultaneously with the delivery to the Bank of the Municipal Bonds, which Municipal Bonds shall be in a form acceptable to the Bank, the Governmental Unit shall furnish to the Bank an opinion of bond counsel satisfactory to the Bank which shall set forth among other things, the unqualified approval of said Municipal Bonds then being delivered to the Bank and that said Municipal Bonds will constitute valid general obligations of the Governmental Unit as required by the Act. The Governmental Unit shall bear the cost of such opinion.

11. The Governmental Unit shall be obligated to notify the Bank and the corporate trust office of the trustee for the bonds of the Bank in writing at least 30 days prior to each interest payment date of the name of the official of the Governmental Unit to whom invoices for the payment of interest and principal should be addressed.

12. The Governmental Unit and the Bank agree that the Municipal Bonds Principal Payments, the Municipal Bonds Interest Payments and the Municipal Bonds or a portion thereof may be pledged or assigned by the Bank under and pursuant to the Bond Resolution.

13. The Governmental Unit agrees upon surrender to it of the Municipal Bonds by the Bank it will, at the option of the Bank, cause there to be delivered to the Bank either registered or coupon Municipal Bonds as the case may be.

14. Prior to payment of the amount of the Loan, or any portion thereof, and the delivery of the Governmental Unit's Municipal Bonds to the Bank or its designee, the Bank shall have the right to cancel all or any part of its obligations hereunder if:

(a) any representation made by the Governmental Unit to the Bank in connection with application for Bank assistance shall be incorrect or incomplete in any material respect; or

(b) the Governmental Unit has violated commitments made by it in its application and supporting document or has violated any of the terms of this Loan Agreement.

15. (a). The Governmental Unit agrees to furnish to the Bank annually as long as any of the Municipal Bonds remain outstanding such financial reports, audit reports and other financial information as the Bank may reasonably require.

(b). So long as the Governmental Unit shall constitute an obligated person within the meaning of S.E.C. Rule 15c2-12 (the "Rule") as in effect from time to time, the Governmental Unit agrees to furnish to the Bank (1) such financial information and operating data with respect to the Governmental Unit at such times and in such forms as the Bank shall reasonably request in order to comply with the provisions of the Rule, (2) when and if available, the Governmental Unit agrees promptly to provide the Bank with its audited financial statements for each fiscal year and (3) the Governmental Unit agrees to provide to the Bank in a timely manner, notice of any of the following events with respect to the Municipal Bonds, if material:

- (a) Principal and interest payment delinquencies.
- (b) Non-payment related defaults, if material.
- (c) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (d) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (e) Substitution of credit or liquidity providers, or their failure to perform.
- (f) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Municipal Bonds, or other material events affecting the tax-exempt status of the Municipal Bonds.
- (g) Modifications to rights of the beneficial owners of the Municipal Bonds, if material.
- (h) Bond calls, if material, and tender offers.
- (i) Defeasance of the Municipal Bonds or any portion thereof.
- (j) Release, substitution or sale of property securing repayment of the Municipal Bonds, if material.
- (k) Rating changes.
- (l) Bankruptcy, insolvency, receivership or similar event of the Government Unit.
- (m) The consummation of a merger, consolidation, or acquisition involving the Government Unit or the sale of all or substantially all of the assets of the Government Unit, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (n) Appointment of a successor or additional trustee or the change of name of a trustee, if material.
- (o) Incurrence of a financial obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Obligated Person, any of which affect Owners of the Notes, if material; and
- (p) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Obligated Person, any of which reflect financial difficulties.

The Governmental Unit agrees that from time to time it will also provide notice to the Bank of the occurrence of other events, in addition to those listed above, if such other event is material with respect to the Municipal Bonds.

The Governmental Unit will provide, in a timely manner, to the Bank, notice of a failure to satisfy the requirements of this Section.

The intent of the Governmental Unit's undertaking pursuant to this Section is to facilitate the Bank's ability to comply with the requirements of the Rule. Accordingly, the Governmental Unit agrees to provide the Bank with any additional information the Bank may reasonably require in order to comply with the requirements of the Rule, as in effect from time to time.

To the extent the Rule no longer requires issuers of municipal securities to provide all or any portion of the information the Governmental Unit has agreed to provide pursuant to this Section, the obligation of the Governmental Unit to provide such information pursuant to this Section also shall cease immediately.

The sole remedy available to the Bank or to any other person for the failure of the Governmental Unit to comply with any provision of this Section shall be an action for specific performance of the Governmental Unit's obligations under this Section.

16. The Governmental Unit shall not take, or permit to be taken, any action or actions that would cause any Municipal Bond to be an "arbitrage bond" within the meaning of Section 148 of the Internal Revenue Code of 1986, as from time to time in effect (the "Code") or a "private activity bond" within the meaning of Section 141(a) of the Code or that would cause any Municipal Bond to be "federally guaranteed" within the meaning of Section 149(b) of the Code, or that would otherwise cause interest on the Municipal Bonds to become included in gross income of the recipient thereof for the purpose of federal income taxation.

The Governmental Unit shall at all times do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the Governmental Unit on the Municipal Bonds shall be excluded from gross income of the recipient thereof for the purpose of federal income taxation under any valid provision of law and to assure that the Municipal Bonds shall not be "private activity bonds" within the meaning of Section 141(a) of the Code, including the preparation and filing of any statements required to be filed by the Governmental Unit in order to maintain such exclusion.

17. If any provision of this Loan Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Loan Agreement and this Loan Agreement shall be construed and enforced as if such invalid or unenforceable provision had not been contained herein.

18. This Loan Agreement may be executed in one or more counterparts, any of which shall be regarded for all purposes as an original and all of which constitute but one and the same instrument. Each party agrees that it will execute any and all documents or other instruments, and take such other actions as may be necessary to give effect to the terms of this Loan Agreement.

19. No waiver by either party of any term or conditions of this Loan Agreement shall be deemed or construed as a waiver of any other terms or conditions, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, clause, phrase, or other provision of this Loan Agreement.

20. This Loan Agreement merges and supersedes all prior negotiations, representations, and agreements between the parties hereto relating to the subject matter hereof and constitutes the entire agreement between the parties hereto in respect hereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

NEW HAMPSHIRE MUNICIPAL BOND BANK

Attest:

By _____
Secretary, NHMBB

(NHMBB SEAL)

By _____
Chairman, NHMBB Board of Directors

Attest:

By _____
Member, Board of Selectmen

By _____
Town Clerk

By _____
Town Treasurer

(Town SEAL)

EXHIBIT A
Town of Sunapee
MATURITY SCHEDULE
Governmental Unit's Bonds

Due	Principal Amount
2/15/2023	
2/15/2024	
2/15/2025	
2/15/2026	
2/15/2027	
2/15/2028	
2/15/2029	
2/15/2030	
2/15/2031	
2/15/2032	
2/15/2033	
2/15/2034	
2/15/2035	
2/15/2036	
2/15/2037	
2/15/2038	
2/15/2039	
2/15/2040	
2/15/2041	
2/15/2042	
2/15/2043	
2/15/2044	
2/15/2045	
2/15/2046	
2/15/2047	
Total Proceeds	\$2,480,607



TOWN OF SUNAPEE

23 Edgemont Road

Sunapee, New Hampshire 03782

Phone: (603) 763-2212 Fax: (603) 763-4925

December 13, 2021

Tasco Security
PO Box 850
Lebanon, NH 03766

To whom it may concern:

The Sunapee Board of Selectmen authorize Shannon Martinez to act on their behalf to implement and manage the Tasco Security Contract.

Joshua Trow, Chairman

Suzanne H. Gottling, Vice Chairman

Frederick Gallup

Jeremy Hathorn

Carol Wallace

December 6, 2021

To: Town of Sunapee Manager, Selectmen, Chief of Police and Fire
From: Maple Street and Maple Court Neighbors

Please accept our formal complaint regarding the business located at 13 Maple Street, Sunapee. We are concerned Maple Street and Maple Court residents and neighbors of this Tourist Home (TH) business. We have all been affected by the disruptive behavior that takes place at 13 Maple Street.

The zoning for this location is Village Residential (VR) District, characterized in the Sunapee Zoning Ordinance as single and two family residential with minimal impact commercial uses. The intent of the VR designation is to preserve the residential character of neighborhood, ensuring the neighborhood is made up of residents rather than transients. Additionally, Sunapee's ordinances state that a tourist home is an "owner occupied single-family dwelling." The ordinances define owner occupied as: "The occupancy of a dwelling for more than 120 days in a calendar year by a landowner." The intent of this ordinance is that the owner's presence serves as a check on their guests' behavior.

Over the past couple years, 13 Maple Street Sunapee has been in business as a TH in violation of the zoning requirements for VR, as outlined above. The owner lives in Vermont, he rarely comes to the house and there is no local or onsite management of this business. Renters come and go throughout the year, some for weeklong stays, most for weekend stays. There is no one checking them in or out, and no one local is responsible for the business in case of emergency or issues.

During the time 13 Maple Street has been in business, there have been numerous incidents of disturbing the neighbors and stressing the town resources such as the Police Department, Dewey Beach, and sewer and water resources. Additionally, the Fire and Police Departments have expressed concerns about safety at 13 Maple Street. As of the date of this complaint, we are unaware of any enforcement efforts by the town of Sunapee addressing town ordinance violations at 13 Maple Street.

Specific issues/concerns include:

1. Excessive noise in violation of Sunapee noise ordinance
2. Over capacity of renters, unsafe environment, see AirBnB ad below and other photos
3. Renting to more people than AirBnB allows, see AirBnB ad below
4. Large, destructive parties in driveway and back lawn, photo below
5. Unsecured trash with delayed pickups, photo below
6. Excessive number of cars in parking lot, photo below and video available
7. Converting garage into extra sleeping area, witnessed by several neighbors
8. Sunbathing on roof and other unsafe behaviors, witnessed by several neighbors

Complaint to Town of Sunapee November 2021

9. Damage to neighbor's property, photo below
10. Underage drinking, per Halloween arrests, 2020
11. Disrespect of authority and laws, per Halloween arrests, 2020
12. Illegal drugs, per Halloween arrests, 2020
13. Violence with intent to harm - assault, Chief Cahill
14. Lack of owner responsiveness to concerns, example in text messages below
15. Lack of local or onsite management, owner lives in VT

We have included pictures to illustrate some of these issues. Issues are also documented through arrests, police visits, correspondence with owner, etc. Most issues are not one-time violations, but instead a consistent theme, especially during weekends and throughout the warm weather months.

We are asking that the Town start re-enforcing the ordinances and by-laws currently in place to preserve peace and safety in our homes and neighborhood. We would like to work with town officials to be part of the solution.

Thank you for your attention to our concerns. A response to us will be greatly appreciated.

Sincerely,

Maple Street and Maple Court Residents*:

Ann and Ovid Bordeianu, 15 Maple Street, Sunapee
Abby Peel and Josh Wroblewski, 18 Maple Street, Sunapee
Peter and Lisa Hoekstra, 19 Maple Street, Sunapee
Melinda and Jim Luther, 14 Maple Street, Sunapee
Leigh and Joe Stone, 7 Maple Street, Sunapee
Lisa and Christopher McHugh, 8 Maple Street, Sunapee
Gwen Jefferson, 12 Maple Court, Sunapee

** Please note that this letter is from the neighbors of 13 Maple Street, not the Tourist Home Alliance, which some Maple Street residents are also a member of.*

Overcapacity and Unsafe Advertising

AT&T WI-FI

6:08 AM

97%



About this space

The Harbor House is easy walking distance to Sunapee harbor and nearby restaurants/bars. We have 9 bedrooms, 6 full baths, 2 flat screen TVs with built in Roku (Netflix, Amazon, etc.) and traditional cable channels, gas grill, wrap around porch & yard.

Although our listing show sleeps 16, this is a limitation of the Airbnb website. Our house actually sleeps 20 in beds, plus two babies (Pack 'n Play crib x2).

The space

Trash - Unsecured and Delayed Pick up



Large Groups – this group had 38 students



Complaint to Town of Sunapee November 2021

Large Loud Parties in Driveway & More in Backyard



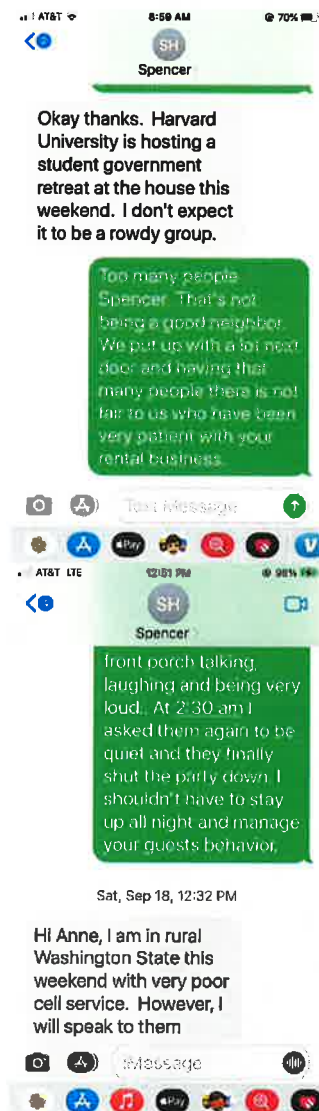
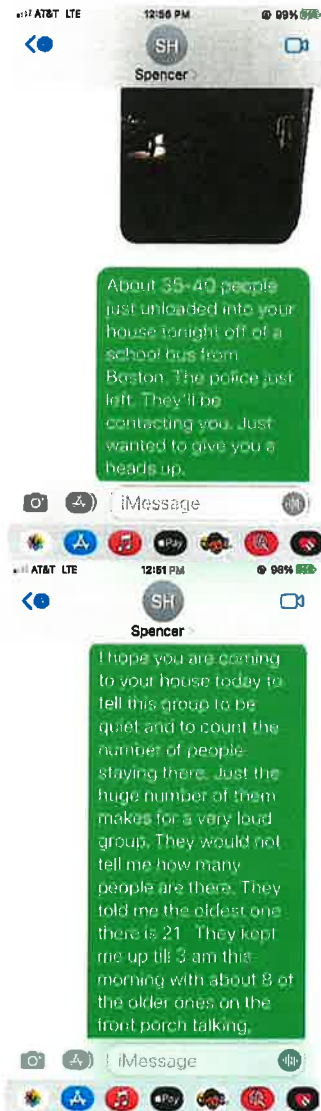
Complaint to Town of Sunapee November 2021

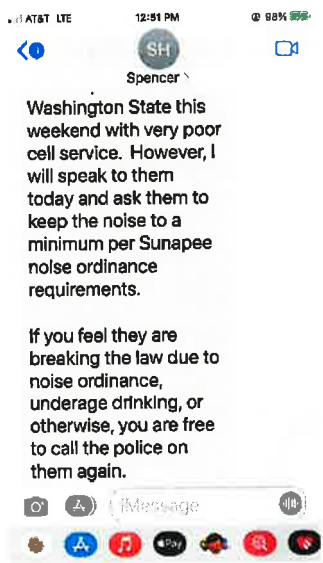
Damage to Neighbor's Property - car driving on newly seeded lawn. Needed regrading and reseeding in several areas.



Complaint to Town of Sunapee November 2021

No local oversight/responsiveness. Expectation that neighbors and police will take care of issues





Excessive cars – this party had 15 cars, more in back, video available



Complaint to Town of Sunapee November 2021



PO Box 569
Newport, NH 03773

Date 10/29/21
PRIMARY ACCOUNT
ENCLOSURES

Page 1

Return Service Requested



Town of Sunapee
Pistol Permit Account
23 Edgemont Rd
Sunapee, NH 03782-2513

***** CHECKING ACCOUNTS *****

It's that time of year again!
Holiday Clubs will be paid out on November 1st and the first
payment for the new year will be November 5th. If you don't
have a Holiday Club, stop in at any of our six branch
locations for details.

MUNICIPAL CHECKING		Number of Enclosures	0
Alternate Name		Pistol Permit Account	
Account Number		Statement Dates 10/01/21 thru 10/31/21	
Previous Balance	2,626.14	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	2,626
Checks/Debits	.00	Average Collected	2,626
Electronic Dbits	.00		
Service Charge	.00	Interest Earned	.56
Interest Paid	.56	Annual Percentage Yield Earned	0.25%
Ending Balance	2,626.70	2021 Interest Paid	4.71

Date	Detail Transactions	Amount	Balance
10/31	INTEREST PAID 31 DAYS	.56	2,626.70

* * * THANK YOU FOR BANKING WITH US * * *

4000 12

1

2

3

4

Town of _____

PLODZIK & SANDERSON

Professional Association/Accountants & Auditors

193 North Main Street • Concord • New Hampshire • 03301-5063 • 603-225-6996 • FAX-224-1380

Board of Selectmen/Town Council Questionnaire

This document is an integral part of our auditing process. In order to assist us with gathering information necessary to understand the entity and its environment in connection with this year's audit, please answer the following questions concerning your knowledge of the Town's financial procedures, and **return to Plodzik & Sanderson, PA as soon as possible**. Thank you in advance for your cooperation.

1. Do you have knowledge of any fraud or suspicions of fraud affecting your entity?

Yes ___ No ___ If yes, please elaborate below.

2. Have you received any communications from employees, former employees, regulators, or others alleging fraud? Yes ___ No ___ If yes, describe briefly.

3. Have you identified any specific risks of fraud within the entity?

Yes ___ No ___ If yes, describe briefly.

4. Has the Board adopted a universal code of ethics for members and employees to follow?

Yes ___ No ___ If yes, please furnish a copy.

If yes, does this document prohibit elected officials and employees from doing business with the Town?

Yes ___ No ___

5. Have you or any related party of yours had any interest, direct or indirect, in any of the following transactions or pending or incomplete transactions since January 1, 2020 to which the Town or any retirement, savings, pension, or other similar plan was, or is to be, a party?

	YES	NO
Sale, purchase, exchange, or leasing of property?	_____	_____
Receiving or furnishing of goods, services, or facilities?	_____	_____
Transfer or receipt of income or assets?	_____	_____
Maintenance of bank balances as compensating balances for the benefit of another?	_____	_____
Other transactions?	_____	_____

If yes, please describe below, and note dollar amount of the activity. _____

6. Does the Board formally authorize all disbursements, both vendor and payroll, prior to the release of funds?
 Yes _____ No _____

If the answer to the above is No, please describe your knowledge of how disbursements are approved within the system.

7. Describe how the Board stays informed of the latest changes in the laws and regulations pertaining to the Town.

8. Does the Board review comparative reports of estimated and actual revenues and appropriations and expenditures?
 Yes _____ No _____ If yes, how often are reports reviewed? _____

9. What procedures does the Board follow in reviewing or using these reports? For example, does the Board normally meet with the department heads as part of this process? Also, does the Board review BOTH the revenue and expenditure reports?

10. Has the Board approved a Disaster Recovery Plan in the event of loss or interruption of the IT function?
 Yes _____ No _____ If yes, please provide a copy.

11. Is there a written investment policy adopted? Yes _____ No _____ If yes, please provide a copy. When was the policy last reviewed and approved? _____

12. Have you adopted the use of either debit or credit cards by employees? Yes _____ No _____
 If yes, please provide a copy of policy covering same.

13. Does the Board have knowledge of any funds or bank accounts that are not in the custody of the Treasurer?
 Yes _____ No _____ If yes, provide the name and custodian of account.

14. Has the Board approved a fund balance policy in compliance with GASB No. 54? Yes _____ No _____

15. Does the Board/Town Council have knowledge of any crowdfunding activities? If so, please indicate what they are, on what website they are maintained, and who is responsible for them.

16. Please describe how the Board's approval process of vendor and payroll manifests; review of revenue and appropriation reports; and general process over Board meetings has changed due to the COVID-19 pandemic.

Signed by _____ Date: _____
Chairperson on behalf of the Board