

BOARD OF DIRECTORS MEETING
November 20, 1995

PRESENT: Lee Bruder, Tom Forman, Richard white, Hazel Hafeli.

DISCUSSED: Roof repair, road repair, down spouts, future meeting formats, sink hole in hill.

BALL BEARING UNIT #17: Someone to call Ball Bearing and ask them to have occupants keep the front entrance presentable.

GAS RATES: It has been brought to our attention that the gas rates are high. Lee will write to Keene Gas inquiring about this and to see if we can get the price decreased.

ROOF REPAIR: Tom talked with Glen Caen. Woodmaster will get a representative to look at the roof on building #2. They will also check the other roofs to determine if they too are in need of repairs. Bergeron Construction of Keene is to repair the patio roofs. Tom will contact them again. This should be done as soon as possible.

ATTORNEY'S LETTER: Jeff Crocker didn't answer all of the questions that Lee asked of him. Lee will contact him to further discuss these questions.

MOTION: In regard to the issue of new buildings being declared and responsibility of maintenance for limited common areas and common areas being transferred to the Association, the Board hereby resolves that at such time as the Board is notified that a new building has been declared, a member or member of the Board so designated by the Board will inspect the common and limited common areas. If the Board finds any incomplete or faulty workmanship that information will be communicated to Woodmaster as quickly and clearly as possible.
Motion was carried unanimously.

Woodmaster should be reminded to have T.J. Jarest present when the sprinkler system is installed at the new construction even if he doesn't get the job to do it.

Woodmaster repaired the road at the foot of the hill and the area by the mail house. Tom will send a letter to Woodmaster in appreciation of repairs. Will also mention the "bird baths" in the driveways.

Residents will be notified that we cannot charge extra monthly dues for sun rooms. Those who have paid extra will receive credit and no further charges. Jean Proulx will take care of this.

SUB COMMITTEES: This to be discussed at the next Annual Meeting. The responsibilities of running the condominiums and structure of how to run this place.

DOWN SPOUTS: Building #7 doesn't have them installed.
Keenan is working on the sink hole and putting in a drain.
Board meetings should be open and everyone able to attend.
This meeting began at 6 P.M. and ended at 7:45.
The next meeting will be Jan. 1st. at 4:00 P.M. at Unit #8.

Respectively Submitted

Hazel Hafeli