

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM

AGENDA  
SPECIAL MEETING  
MAY 16,2005  
REYNOLDS HALL, CONCORD STREET  
PETERBOROUGH NH 03458

- ESTABLISHMENT OF QUORUM
- CALL TO ORDER
- MOTION BY BOARD OF DIRECTORS: That the Board be authorized to borrow, from a recognized lending institution, an amount not to exceed \$60,000, to be repaid monthly by means of unit owner assessment, over a period not to exceed five (5) years, for the purpose of completing roofing of buildings #4 and #5, and reroofing buildings #6 and #7 during the 2005 roofing season.

NOTE: No other business may be transacted at a special meeting except that business for which the meeting is called..

*Mailed  
4/16/05*

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIM  
MINUTES  
SPECIAL MEETING  
MAY 16,2005  
REYNOLD'S HALL, PETERBOROUGH NH  
7:45 PM

ESTABLISHMENT OF QUORUM: 12 in person  
2 by proxy

CALL TO ORDER: 7:45 pm

MOTION BY BOARD OF DIRECTORS, SECOND BY ILENE SIROIS: That the Board be authorized to borrow, from a recognized lending institution, an amount not to exceed \$60,000, to be repaid monthly by means of unit owner assessment, over a period not to exceed five (5) years, for the purpose of completing roofing of buildings #4 and #5, and reroofing buildings #6 and #7 during the 2005 roofing season. PASSED: Unanimous

ADJOURNMENT: Motion by Betty Austermann 8:20pm.

Respectfully submitted,  
Lyn Campbell, Clerk

*Lyn Campbell, Clerk  
Jane Murray, Pres.*

**SPECIAL UNIT OWNERS MEETING  
MAY 16,2005  
7:45 PM  
REYNOLDS HALL  
CONCORD STREET, PETERBOROUGH NH**

A special meeting of unit owners will be held for the PURPOSE OF AUTHORIZING THE BOARD TO BORROW A SUM OF MONEY NOT TO EXCEED \$60,000, TO BE PAID FOR OVER A PERIOD NOT TO EXCEED 5 YEARS, TO FUND CRITICALLY NEEDED MAIN ROOF REPLACEMENT ON BUILDINGS # 6 and # 7 and to FINISH MAIN ROOF REPLACEMENT ON BUILDINGS #4 and #5 DURING THE 2005 ROOFING SEASON.

Information will be mailed to unit owners prior to the meeting. A vote will be taken.

*posted  
3/25/05*

*mailed  
4/16/05*

**PROXY STATEMENT**  
**SPECIAL MEETING**  
**Long Hill Estates at Peterborough, a Condominium**

I/We \_\_\_\_\_ and \_\_\_\_\_  
of Unit # \_\_\_\_\_, being member (s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

\_\_\_\_\_ (name)

\_\_\_\_\_ (address)

for the purpose of establishing a quorum and for business scheduled to come  
before the Association at the Special Meeting of Long Hill Estates at  
Peterborough, a Condominium on May 16,2005 at Reynolds Hall, Concord  
Street, Peterborough NH. This proxy carries full right for the proxy holder to  
cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies  
previously assigned; personal appearance at the Special Meeting will negate  
this proxy.

Date Signed: \_\_\_\_\_

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

Unit Owner Signature

Unit Owner Printed Name

Unit Owner Printed Name

Unit Address \_\_\_\_\_

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**PROXY STATEMENT**  
**SPECIAL MEETING**  
**Long Hill Estates at Peterborough, a Condominium**

I We Jane V. Shaper and \_\_\_\_\_  
of Unit # 28, being member (s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

Jane Morrissey  
(name)  
10 Long Hill Estates  
(address)

for the purpose of establishing a quorum and for business scheduled to come  
before the Association at the Special Meeting of Long Hill Estates at  
Peterborough, a Condominium on May 16,2005 at Reynolds Hall, Concord  
Street, Peterborough NH. This proxy carries full right for the proxy holder to  
cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies  
previously assigned; personal appearance at the Special Meeting will negate  
this proxy.

Date Signed: 5-16-05

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature  
\_\_\_\_\_

Unit Owner Signature  
\_\_\_\_\_

Unit Owner Printed Name  
\_\_\_\_\_

Unit Owner Printed Name  
\_\_\_\_\_

Unit Address \_\_\_\_\_

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**PROXY STATEMENT**  
**SPECIAL MEETING**  
Long Hill Estates at Peterborough, a Condominium

I We Carole B. Reid and \_\_\_\_\_  
of Unit # 6, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

LHE Board of Directors  
(name)

Long Hill Estates, Peterborough, NH 03458  
(address)

for the purpose of establishing a quorum and for business scheduled to come  
before the Association at the Special Meeting of Long Hill Estates at  
Peterborough, a Condominium on May 16, 2005 at Reynolds Hall, Concord  
Street, Peterborough NH. This proxy carries full right for the proxy holder to  
cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies  
previously assigned; personal appearance at the Special Meeting will negate  
this proxy.

Date Signed: 4/18/05

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

Carole B. Reid

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

Carole B. Reid

Unit Owner Printed Name

\_\_\_\_\_

Unit Address #6 Long Hill Estates, Peterborough, NH 03458

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**Long Hill Est Condo Assoc  
Membership Sign In Roster**  
**Meeting of May 16, 2005**

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Name	Address	Signature
Zbigniew Aleksandrowicz	19 Long Hill Estates Peterborough, NH 03458	
Elizabeth & George Austermann	29 Long Hill Estates Peterborough, NH 03458	<i>Elizabeth Austermann</i>
Carl J. & Marilyn A. Britton	16 Long Hill Estates Peterborough, NH 03458	<i>Marilyn A. Britton</i>
Madolyn Campbell	24 Long Hill Estates Peterborough, NH 03458	<i>Lyn Campbell</i>
Julie Clattenburg	31 Long Hill Estates Peterborough, NH 03458	<i>Julie Clattenburg</i>
Whitney K. Cross	63 Shady Lane Hancock, NH 03449	
Carl & Dorothy Doane	3 Long Hill Estates Peterborough, NH 03458	
Miriam A. Gibbons	11 Long Hill Estates Peterborough, NH 03458	<i>Miriam Gibbons</i>
Alice Goodwin	30 Long Hill Estates Peterborough, NH 03458	
Bette & Donald Greene	45 Church Street, Suite #1 Boston, MA 02116	
JoAnn Hall	32 Long Hill Estates Peterborough, NH 03458	<i>JoAnn Hall</i>
Patrice & Jonathan Hampson	719 Wilton Road Peterborough, NH 03458	
Allen Hollander	13 Long Hill Estates Peterborough, NH 03458	<i>Allen Hollander</i>
Philip & Bridget Jasper	35 Long Hill Estates Peterborough, NH 03458	
Pamela Jordan	22 Long Hill Estates Peterborough, NH 03458	
Sandhya Kale	149 Kimball Road Hancock, NH 03449	
Margaret & Chris Kellogg	21 Long Hill Estates Peterborough, NH 03458	<i>Mrs. &amp; Mrs. C. Kellogg</i>

**Long Hill Est Condo Assoc  
Membership Sign In Roster**  
**Meeting of May 16, 2005**

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Name	Address	Signature
Gregory & Selma Lawn	P.O. Box 426 Peterborough, NH 03458	
Mary Lou Miley	20 Long Hill Estates Peterborough, NH 03458	<i>Mary Lou Miley</i>
Martha Mixson	4 Long Hill Estates Peterborough, NH 03458	
Monadnock Dev Servs	ATTN: Alan Greene, 121 Railroad Street Keene, NH 03431	
Jane R. Morrissey, Trustee	10 Long Hill Estates Peterborough, NH 03458	<i>Jane Morrissey</i>
Evelyn Morrisson	8 Long Hill Estates Peterborough, NH 03458	
Leonard & Bessie Myhaver	36 Long Hill Estates Peterborough, NH 03458	
NH Ball Bearings Inc	c/o Donna Marcin, 175 Jaffrey Road Peterborough, NH 03458	
Virginia G. Peterson, Trustee	P. O. Box 775 Peterborough, NH 03458	
Robert & Martha Price	14 Long Hill Estates Peterborough, NH 03458	<i>Bob Price</i>
Carole B. Reid	47 Kendall Road Keene, NH 03431	
Todd Robinson & Bone Fish	c/o SCS Financial, 610 Lincoln St., Suite 200 Waltham, MA 02451	
Brenda L. Salmonson	15 Long Hill Estates Peterborough, NH 03458	
Bethann SanMartino	1 Long Hill Estates Peterborough, NH 03458	<i>Beth San Martino</i>
M. Iline & Roger Sirois	26 Long Hill Estates Peterborough, NH 03458	<i>M. Iline Sirois</i>
Glen & Annagreta Swanson	9 Long Hill Estates Peterborough, NH 03458	
Ann Thayer	28 Long Hill Estates Peterborough, NH 03458	<i>A. V. Thayer</i>

## **Long Hill Est Condo Assoc Membership Sign In Roster**

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## **Meeting of May 16, 2005**

*Marked  
4/16/05*  
**PROJECTED COST OF \$60,000 LOAN FOR ROOF REPLACEMENT**

**MONTHLY LOAN PAYMENT FOR ASSOCIATION**

**INTEREST RATE**

T	E	R	M	I	N	Y	E	A	R	S
7%	7.25%	7.50%	7.75%							8%
T	E	R	M	I	N	Y	E	A	R	S
\$2,686.35	\$2,693.16	\$2,699.98	\$2,706.80							\$2,713.64
\$1,852.63	\$1,859.49	\$1,866.37	\$1,873.27							\$1,880.18
\$1,436.77	\$1,443.74	\$1,450.73	\$1,457.74							\$1,464.78
\$1,188.07	\$1,195.16	\$1,202.28	\$1,209.42							\$1,216.58

**MONTHLY COST TO EACH OWNER**

T	E	R	M	I	N	Y	E	A	R	S
7%	7.25%	7.50%	7.75%							8%
T	E	R	M	I	N	Y	E	A	R	S
\$74.62	\$74.81	\$75.00	\$75.19							\$75.38
\$51.46	\$51.65	\$51.84	\$52.04							\$52.23
\$39.91	\$40.10	\$40.30	\$40.49							\$40.69
\$33.00	\$33.20	\$33.40	\$33.59							\$33.79

**Example of a five year loan for \$60,000 at 7.5%**

Cost to Each Owner of Lump Sum Share  
\$60,000 divided by 36 owners = \$1,667

Cost to Each Owner of Loan\*  
60 payments of \$33.40 = \$2,004

\*Includes interest of \$337 spread over 5 years (\$5.62 per month).