

1st motion is the
one re: his
window request.
The -
Jane

Ann -
I found these -
Please give to
Marilyn when
you see her.

MINUTES
BOARD MEETING
LONG HILL ESTATES, A CONDOMINIUM
AUGUST 28, 2007
UNIT #9

Present were Glen Swanson, President; Greg Lawn and Jane Morrissey, Directors.

The continuation of July 18th's recessed meeting was called to order at 7:40 pm.

MOTION by Greg Lawn, second by Glen Swanson: To deny Marilyn Britton's request to install a window in a downstairs back wall of Unit #16 for the following reasons:

1. The Board has an obligation to maintain the overall aesthetic look and integrity of the condominium property.
2. There is no compelling reason for the Board to allow an alteration to the exterior of a building.
3. Further, it would set a precedent for other unit owners who may request modifications to exterior walls of their units in some other manner.

PASSED: All in favor

MOTION by Greg Lawn, second by Jane Morrissey: To allow steps and entryways to be treated with any clear sealant, Cabot's Semi-Solid Decking Stain...color "Acorn", or Cabot's Semi-Solid Decking Stain...color "chestnut Brown" The same colors, which exist in solid stains, are not allowed. Treating of these areas is the unit owner's responsibility to be completed every other year by October 1st, beginning in the year 2007.

PASSED: All in favor

MOTION by Glen Swanson, second by Greg Lawn: The Board authorizes payment for hamburgers, hot dogs, rolls, condiments, and a tent for the Annual Picnic to be held on September 8, 2007.

PASSED: All in favor

MOTION by Jane Morrissey, second by Greg Lawn: To transfer \$400 from the Capital Replacement Fund to the Operating Fund for the purchase and installation of new plantings.

PASSED: All in Favor

MOTION by Greg Lawn, second by Glen Swanson: That the Board will undertake the search and discovery of propane gas lines on association property at a cost to be determined. The Board considers this a high priority safety issue.

PASSED: All in favor

DISCUSSION ITEMS RE: PROPERTY ENHANCEMENT:

Glen and Anagretta Swanson are donating a bench to be placed along the walking path on the hill beyond building 9.

Greg and Jane will do "rehab" work on the sign at the bottom of the hill in attempt to make it more presentable.

Glen will be speaking with John Norton re: what to do about the poor condition of the unit # signs at the entrance to each street

The sign recommending slow driving will be changed to "Speed Limit....10 miles per hr"
Greg will contact a tree service re: a number of overgrown and/or damaged trees

A Victory Garden proposal will be presented for discussion and action at the Annual Meeting.

Landscaping, pruning, etc. will be addressed with JW

OTHER ACTION ITEMS:

The Annual Meeting is scheduled for Thursday, Sept. 27th, pending confirmation of facility availability.

Sand quality will be addressed with JW

How to plant the large, mulched area at the upper corner of the upper road with an appropriate ground cover will be addressed with a local nursery.

Management models and alternatives were discussed.

The meeting adjourned at 10:20pm.

Respectfully submitted,
Jane Morrissey (for Diana Griffin, Clerk)