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Long Hill Estates Board of Directors Meeting

October 15, 2009

The Board of Directors meeting opened at 2:10 pm. Those present were: Nancy Clarke, President, John Dolan, Greg Lawn and Midge Gibbons, clerk.

The minutes of the September 24th meeting were read and accepted with the exception of two minor details. Greg moved that the minutes be accepted as amended, all in favor.

Maintenance Greg reported that John Norton continues to be busy. There was a short discussion on a letter from unit #33 regarding leaks in the sunroom and around the sky light. Also there was discussion on the roof of Building #2 – Greg will talk to John about cleaning the roof.

Update on siding, painting, and windows: A report on the final suggestion for windows and doors is coming shortly.

Several contractors have been contacted for a quote and professional input for siding.

John reported that Matt Harwood used a special sealer and 2 coats of finish on the back of building #3. Matt felt that it looked very good and should last 4 or 5 years.

Sand Pit Findings – no findings yet.

Landscaping Our landscaper, Deb Claffey, is finished for the season and will meet with board members and unit owners some time in the new year.

Long Hill Estates documents, "Certificate of Amendment to Declaration of Condominium" and "Amendment of Condominium Instruments" have been registered with the Registry of Deeds, and the originals will be mailed in 2 or 3 weeks.

Parking Policy There was a motion by Nancy to accept the revised parking policy and put it into the Residents' Handbook, seconded by John - all in favor. The parking policy has been updated and will be posted for residents to view.

Property Manager The board reviewed an old contract for a former property manager to help guide them in the possibility of reinstating the position for Long Hill Estates.

Residents' Handbook The feeding of wild life policy is under review.

Meeting adjourned at 3:45 pm. Next meeting November 12th at 7:00pm

Respectfully submitted,

Midge Gibbons,
Clerk