

**Longhill Estates Condominium Association
Board of Directors Meeting
May 8th 2000**

Call to Order:

Present: Rob Trowbridge, Tom Forman, Marilyn Britton

Minutes taken by Sandhy Kale, clerk

Meeting was called to order at 2:05 PM by MB.

Review of previous minutes:

3/31: Approved as written.

4/9 : Pg 2: Landscape committee "will work " with landscaping contractor

Pg 3: Capital reserve exists for "replacement of" common

Pg 3: Contractors' phone numbers in 'Rules book' are for "emergency only"

4/19: "Approved minutes of 1/10, 1/25, and 2/14" should be included

4/27: Roof costs of "\$ 18,600 and \$500 for # 4 unit's sunroof" should be included.

All above approved as amended. TF to amend and give to SK.

Old Business:-

Treasurer's report- 4/30 Accountant[Ed Juengst]'s report accepted as presented.

Accountant's report: New format:-RT

Income/Expenditure line numbered as to match in budget report etc.

Answers to questions re: meaning of some items.

Sewer refund letter: MB's letter to General Accident Insurance Co. -Approved.

Awaiting additional invoices for enclosure.

Amendment Ballots being sent in May , not in April, to allow all owners who need to vote.

'Mortgagees form': deferred until June meeting.: TF to give copy to other boardmembers.

Generator Policy rewrite: MB's rewrite [using Cardiff Format and

TF's info]...Approved with following amendments:

-"certificate of ins. needed for contractors ' employed by unitowners

Copy to be sent in June to unitowners for their

'Rules book'

Nichols' roof contract and warranty:

Board chose Frost blend shingles. Contractor to ensure long term availability.

Extra land maintenance costs & care for down spout extensions :

Put upper roadway project on hold at present

Assoc. landscapers to speak to workers about not running over extensions.

Review of consultant report: Deferred to next meeting.

Brief review of consultant's answers by MB.

Please read thoroughly. TF to get written comments to MB prior to next meeting.[TF will be away.... willnot be attending the next meeting.]

New Business:-

Board Calander: 2 nd Monday of each month... time to be decided at prior meeting.

Nashua Court summons: Answer prepared by Brad... no payment.

Prepared counter claim items to be sent at the same time for local court...

RT to see Brad re wording, filing.

RT to see EJ for the \$ amount.

Review current consultant items: all items deffered to next meeting.

Dog owner letter: MB letter reviewed... stronger wording requested.

MB to rewrite . Get signatures later... send out.

Hoop/ unit #14:

Put on hold indefinitely...owners currently complying.

Saving Money:

Consensus is not needed at this time...

By Laws correction/update project:

TF to ask Jane Morrissey.

Board Tasks:

Deferred until later in summer

Purchase Items for clerk for record keeping storage:

Clerk to locate and buy and turn in receipts to board for reimbersement.

Other Business:

Mail house suggestion box: Tabled

Rules pages 4-5 update approved...to be sent out with generator policy in June.

Community work...youngsters to help for credit.

TF to investigate with landscape committee

Roof leak reported to neighbor...#20 main roof...MBto see owner.

Adjournment:

Meeting ended at 4:20p.m.

Attachments:

All minutes for 3/31 to 4/27meetings

Treasurer's report(accountant statement 4/30)

Sewer letter

Generator policy

Nichols Contract and Warranty

Nashua court summons

Dog Owner letter

Pgs 4-5 Rules Book update