

LONG HILL ESTATES OWNERS ASSOCIATION
ANNUAL MEETING APRIL 13, 1997

PRESENT: The following owners attended:

Tom Forman - Unit #21
Hazel Hafeli - Unit #8
Paul and Helen Liscord - Unit #25
Amy Myhaver - Unit #14
Lyn Campbell - Unit #24
Marsha Pettee - Unit #28
Fran Huntley - Unit #30
Lee Bruder and Rita Lynch - Unit #2
Richard White - Unit #23

REPRESENTING WOODMASTER: Glen Caen

RENTERS IN ATTENDANCE:

Bob and Helen Hunter - Unit #31
Anna Hampson - Unit #18

The meeting was called to order at 3:00. It was the eighth Annual Meeting. Glen Caen represented Woodmaster and had a signed proxy from Mary Fezette allowing him to vote for Woodmaster. Woodmaster is allowed nine votes, one each for the units they own and have rented and one vote for the unit being used for a model. *9 total*

A motion was made and seconded to accept the minutes of last year's meeting.

A motion was made and seconded to accept the President's report as written.

Reading of the Secretary's report was waived. All in favor.

The Treasurer's Report was reported by Lee Bruder. We ended the year with \$33,049.26 cash on hand. This figure includes the Capital Reserve Account, ending balance \$18,610.39. This account is used only for major repairs. The Working Reserve, ending balance \$7994.24. Regular Checking Account, \$6444.63. Copies of the report and statement of Income and Expenses are attached to this report.

Our accounts have been audited, going back three years to the present. John Spooner did this work for the Association.

Treasurer's report accepted.

Tom talked about the sink hole on the side of the approach hill. It was repaired in 1996 at a cost of \$6269.80.

We still have problems with some of the sun room roofs leaking. More shingles blew off and repairs had to be made. The Association is responsible for these problems after one year. The roofer found that the shingles on Bldg. #5 are attached with only 2 nails instead of 4. This is still under investigation. A questionaire was sent to Georgia Pacific about the shingles, no response as yet. The shingles on Bldg. #2 are unsatisfactory but both Bergeron roofers and Melanson of Keene feel this is not the time to replace the shingles.

Three lanterns on the approach road are out and not working. All but two incandescent bulbs have been replaced.

One of the biggest problems we have is the lack of communication between residents. It is important that everyone refer to the "Rules We Live By" and the By-Laws.

More discussion about the dogs. Animals are allowed only if they are house pets and must be carried or leashed at all times. This is of great concern to the Directors.

It was agreed that the monthly Newsletter is important.

The Association needs more committees -more people to become involved and work.

Two replacements are needed to fill the vacancies of Lee Bruder and Hazel Hafeli.

NEW BUSINESS:

Many thanks to Richard White for his work as Director. He is replaced by Amy Myhaver.

George Austermann was unanimously elected to the Board of Directors for 3 years. Names and Unit numbers of residents voting are listed on the first page of this report. 9 votes in favor were cast by Glen Caen, representing Woodmaster.

ABSENTEE BALLOTS: George Austermann, Mary Lou Miley, John Spooner, Robert MacNevin, Chor Hong Lee.

UNIT NUMBERS FOR THE ABSENTEE VOTERS:

Austermann - Unit #29
Miley - Unit - @20
Spooner - Unit - #27
MacNevin - Unit #16
Lee - Unit #4

Tom extended thanks to Woodmaster for getting the price of propane gas reduced to 99¢ per gallon for the coming year.

Tom and Amy will work on the Newsletter.

The following items were mentioned - no decisions made and more discussion is necessary.

Condo Fee

Play area for children

Clubhouse for meetings etc.

Dumpster

New laws are in effect concerning Satelite Dishes. Small ones, just under 18 inches can be installed. It was suggested that the Assoc. consult Pete Medico about installations.

Lyn Campbell reported a large crack across her driveway.

The Board of Directors has decided to paint only the trim on buildings 6 and 7.

Tom presented Hazel and Lee with clocks for their years of service for Long Hill Estates. The clocks are lovely, representative of Long Hill and will always be special to the recipients.

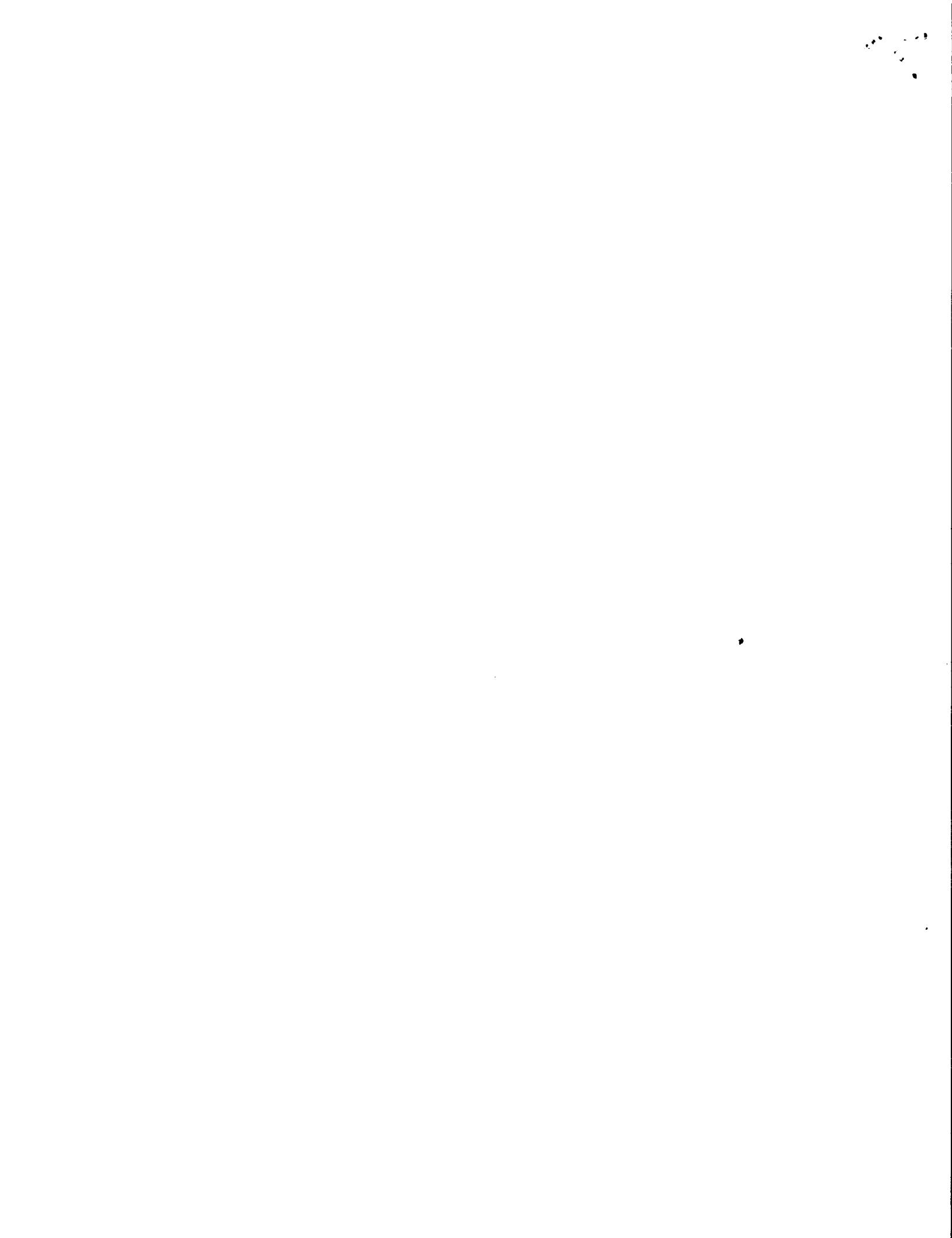
Both Hazel and Lee say THANK YOU.

A big vote of thanks was extended to Tom for all he does to keep Long Hill in such good order in all areas. We sincerely appreciate everything.

This meeting was adjourned at 5:00 P.M.

Respectively submitted

Hazel Hafeli



Long Hill Estates Unit Owners Association
President's Report for 1996

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Buildings and Grounds

Building activity continued in 1996. Building #8 was been added to the Association and three of its four units are occupied by their new owners. This makes a total of 31 occupied units of which 7 are owned by the Lisle Fezette Revocable Trust and Woodmaster and rented and two are owned by Betty Green and rented as well. Construction of building #9 is more than 90% complete and the landscaping around building # 8 is completed.

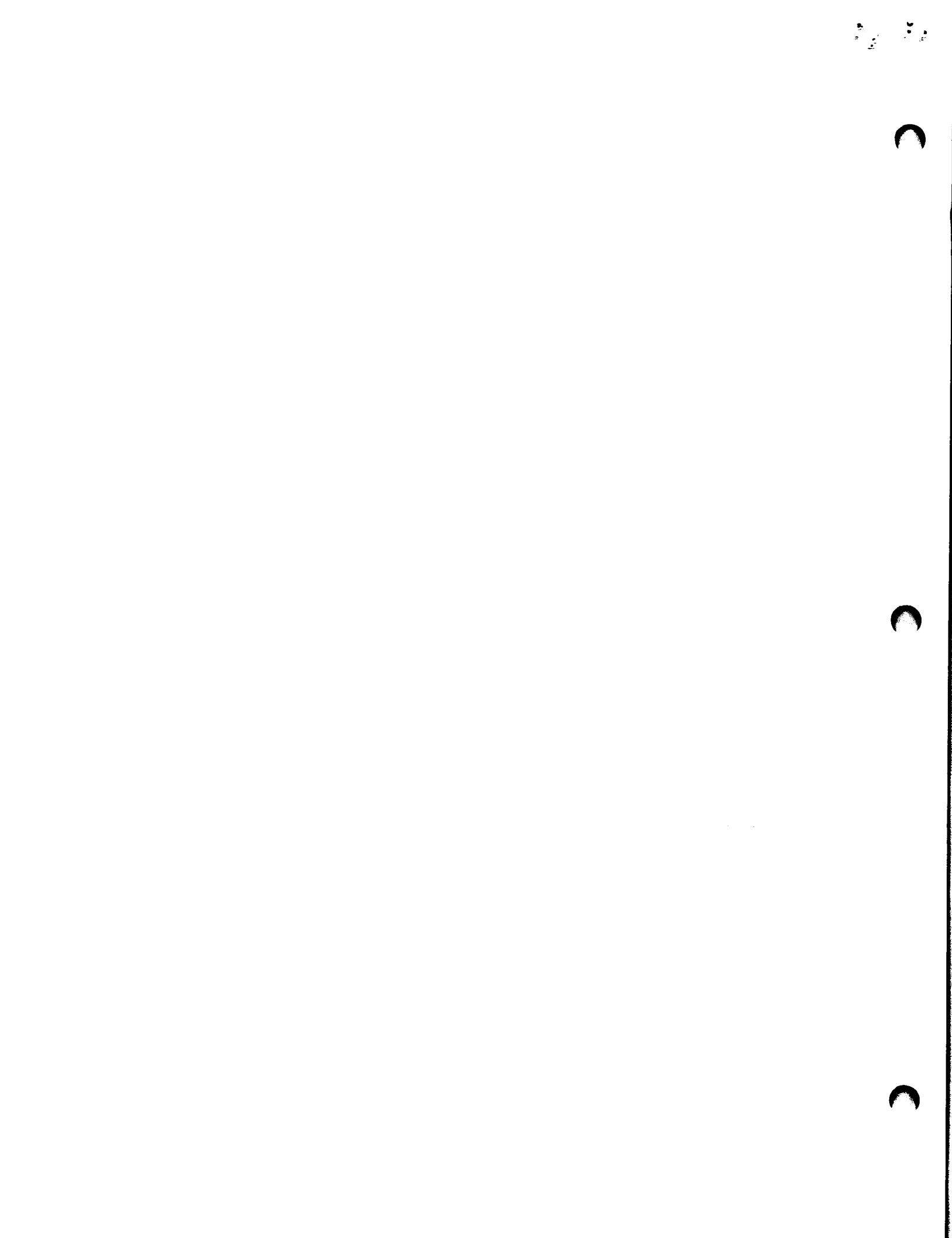
T.J. Jarest Yard Services has carried out a program of upgrading and weeding the plantings on all berms behind the tennis court and around the buildings. The winter of 1995 - 1996 was quite severe and the amount of snow removal and sanding was impressive it was also carried out by T.J. Jarrest and the board of directors are very satisfied with their performance and cooperation. We experienced problems with shingles blowing off several roofs and some water leaks into buildings into the sunrooms and into other areas. This problem is still under discussion with Woodmaster as a certain amount of questionable workmanship was uncovered during the repairs of the wind and water damage.

Two unforeseen expenses were encountered during the year. One was a huge sink hole that had opened up in the fall of 1995. The cause of this had to be investigated and it was found that drainage of the open field above the approach road needed to be improved and the sink hole had to be filled and the earth and sand, broadcast by this eruption had to be cleared away. The other unplanned expense was a compete reworking of the central valving of the water distribution system for the sprinklers serving buildings #1 through #7.

The light bulbs on the street lights are gradually being replaced with fluorescent types which results in halving the power required and gives better illumination. The light along the approach road will be fixed as soon as weather permits. Additionally it is necessary to improve the way the lanterns are attached to their stems.

Community Committee

The problems with dogs referred to in last year's report continued. Lee Bruder's appeal to dog owners to keep dogs on a leash and to clean up after them needs to be reiterated at this time. Information pertaining to the way other condominium communities handle this indicate that it is accepted by the dog owners that they need to clean up after their dogs, keep them leashed and do their utmost to prevent the animals to become a nuisance. We at Long Hill are a long way from accomplishing this. Efforts have been made to get the Realtors to instruct new or would be owners or renters about our rules. We need the members of our community to be aware of these and to act in a responsible way, sensitive to animal owners and others alike. Lethargy in this and other items of our social life together will tend to turn our condominium into a slum. We had considered



outlawing additional dogs and, so far, abstained from this extreme measure. Some prospective buyers are repelled by such a regulation but some will not move to a condo community where dogs are allowed.

Finance Committee

The board of directors has changed the fiscal year so that residents who are absent during the winter or summer months can participate. Thus we shall have a short fiscal year 96-97, ending June 30 1997 and start the next fiscal year July 1, 1996 to end September 1998.

Our books now are audited, thanks to the work of the finance committee and our finances are in good shape inspite high snow removal costs the high cost of repairing the sink hole and replacing the water distribution system for buildings # 1-7. Cash on hand and present condominium fees are adequate to cover scheduled maintenance and moderate unforeseen problems. Our reserves are growing at a very slow rate so that major problems or community projects, such as a clubhouse would require an increase in the monthly fee.

Interface with Woodmaster

Even though this is theoretically an area for the community committee it has so far been handled by the board of directors. We have improved our communications with Woodmaster since Mrs. Mary Fezette took over the management of the condominiums. We are mutually working toward a situation where the condominium association can use Woodmaster as the prime contractor for repairs in a manner that will be satisfactory to both the owners association and Woodmaster.

Board of Directors

The board has started to publish newsletters on a number of occasions. If you have any suggestions or items you feel should be included please contact one of the directors. We have engaged the services of legal council to help us better understand our rights and responsibilities. This practice is proving very helpful and will be continued as required.

Thanks to Lee Bruder

All owners and residents owe a debt of gratitude to Lee for his years of devoted work as president and director. It is hard to think of Long Hill Estates without him. He has brought tireless work, energy and insight to the tasks and we shall all miss him on the board of directors.

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Long Hill Estates Unit Owners Association
President's Report for 1997

Buildings and Grounds

Building activity continued in 1997. Building #9 has been added to the Association and one of its four units is occupied by its new owner. This makes a total of 32 occupied units of which 9 are owned by the Lisle Fezette Revocable Trust. Six of these are rented. Two units are owned by Mrs. Betty Greene and rented. Landscaping around building 9 has started. At the time of this writing it is uncertain whether Woodmaster (the Lisle Fezette Revocable Trust) will continue with the building up of the Condominium. The Board of Directors is investigating the consequences to the unit owners and to the Association if the project is not completed. We shall report to the unit owners as soon as this question is resolved.

Our landscaping and snow removal contractor has continued to keep us in good shape with a slightly less severe winter than the previous one. The problems with roofs over main buildings and sunrooms have continued. There is clear evidence of poor workmanship and we had to repair a number of roofs over the main buildings. A total of six sunrooms have had roof leaks, some during the winter and some after rainfall. Repair of these has started. We had considerable discussions with Woodmaster on this subject. The firm has demonstrated a somewhat defensive attitude, even after we involved the building inspector in witnessing the very shoddy work of which building #5 was an example. Woodmaster has, however promised to help us with the sunroom roof problem to the tune of \$ 2000.-

After considering some alternatives we ordered the non functioning street lights repaired. We had to change contractors due to non performance of the original one (Dublin Electric).

Repainting the trim on buildings #6 and #7 was delayed but at this writing it is hoped that it will be completed before the winter.

We had to replace several sprinkler heads as people had driven over them. Please stay on the paved part of your driveways to avoid this in the future.

Community Committee

People have been somewhat more mindful of the effect on others of the behavior and control of their dogs. To our knowledge there is still only one owner who picks up the feces. The others "discreetly" take the animal into the adjoining woods or building site. The way dogs are handled not only in this respect but as concerns barking when left alone in the units etc. will have an effect on whether the Board of Directors will or will not, at some future time decide to outlaw dogs. It seems that we still have to learn how to respect each others privacy. We live much closer together than would be the case in individual houses. Tolerance must be a two way street: older folk must tolerate children playing around the place, inhabitants with children must

respect the need for silence at certain times. Most important of all: we need to confront each other if we have, or think that we have, a problem. In all cases where this has happened the problem ceased to exist.

One more item in this respect: please let one of the directors know if you experience any trouble with anything that is "common area" (look up the definition in the by laws!). This area includes everything outside the inner walls of your unit, it includes the roofs and outer walls. We had a great deal of trouble in finding out who had leaks stemming from the roof of their units. And please don't repair such items yourself. Simply inform us! We are really bound by our job as directors to forbid you to undertake your own repairs.

There is a great need for people to take an active interest in our affairs and to help the directors with their work. Of course not everyone is in a position to do so but there is a need for all of us to shed the "apartment house complex" thinking of the Association as "they" instead of realizing that it is "us". Please consider this an appeal to not only make your wishes felt but to get in touch with any of the Directors to offer your services on one of our committees and/or run for the Office of Director. If more of this interest does not develop it will become necessary to hire a manager to manage the affairs of the condominium. This will almost certainly increase monthly costs for all of us.

Finance Committee

This annual meeting marks the beginning of our first fiscal year from June 31 to June 31. Our financial condition improves as new unit owners are being added. That's the bright side of the coin. The other side is the fact that although we are in a position to take care of the maintenance of the condominium and deal with such things as the sink hole last year and recently the sunroom roofs, any major problem may easily mean higher condo fees or special assessments. The poor quality of the roofs is a dark cloud over that horizon. Additionally the condominium act requires the directors to raise funds for maintenance and to build up reserves for contingencies. As stated above our reserves are thin indeed.

Respectfully submitted

Thomas H. Forman

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