

Board of Directors Meeting
October 2, 1995

Present: Lee Bruder, Tom Forman, Richard White, Hazel Hafeli.

1. Jeanne Proulx is the new bookkeeper. She will continue with the Manual system to finish September work. Then will put all information on a computer. She can also provide quarterly reports for the Board of Directors. She will be paid \$15.00 per hour.
2. The new issue of Rules We Live By is ready for print. Sixty copies to be made and will be distributed to residents soon.
3. We have four units with sun rooms for which owners have not paid the extra ten dollars per month.
4. A call is to be made to N.H. Ball Bearing, owner of Unit #17, to ask them to have occupants keep the screen door closed. It is presently left open all the time.
5. ROAD AND POT HOLES: Woodmaster has said repairs should be made in the fall. The sidewalk needs repairing also.
6. ROOF LEAKAGE: After a heavy rainstorm this summer leakage was found in Unit #16 owned by Robert and Barbara MacNevin. The leak is in the downstairs bedroom and caused considerable damage. Tom Forman contacted a building architect, Peter Palmer and also a structural engineer, Ted Fellows. The design of the buildings is poor and difficulties are likely in years to come. Unit #15 also has a leak. PLAN: Concerning the MacNevin roof: A meeting with the engineer and Don Lagerquist. Ted Fellows is willing to document his findings to present at the meeting. The Board is going to send a letter to all residents asking about any problems they might have with their units. A checklist of any problems that may also be presented to Woodmaster. Tom will draft the questionnaire doing a quality survey.
The Association will repair MacNevins roof.
7. PRIVACY FENCES: To be asked in the questionnaire- would you like a divider between units?
8. Who to call if a problem arises: We should form committees to make decisions or do the work.
9. Midge Gibbons is the new owner of Unit#11.
10. Lee Bruder will serve out his term on the Board of Directors but will not take the office of president next year.

This meeting began at 4:30 and ended at 6:15.

The next meeting will be held Monday Nov. 6 at 4:30 at Unit #8.

Respectively Submitted

Hazel Hafeli

October 2. Meeting of
the Directors of Long Hill
Owners Association.

Agenda

Bookkeeper *Proulx*
Jeanne Proulx authorization & letter paper
Place of mailing payments unchanged.
\$ 10.- Sunroom Woodmaster and others who have not
paid this, what to do.

Road & Pot Holes

Woodmaster's reply (#5 August meeting) is half
hearted. Definite response needed to fix road, mail
house and side walk.

Leakage of Roofs

Bob Mc. Nevin's has leaked due to rain as has John
Andrew's. Tom's conversations with Ted Fellows
and note to Lee and Richard.

Interface with Woodmaster

Correspondence with Jeff. Crocker
"Declaration" and Quality Control issue, special
meeting of owners. Other

Rules We Live By

✓ New issue ready. Distribution (at owners meeting?)

News Sheet etc.

Owners and Renters education. (Communication
with renters can be useful - see John Andrews roof
leakage.)

Unfinished business from last meeting

Who to call when there is a problem (assignment of
responsibilities to Directors and related items).

Block Party

Education about furnaces

Other Business

Notes of phone call with Jeff Crocker on September 28, 1995

I consulted Jeff on the question:

"What if the majority of owners decided they wanted to take Woodmaster to court on the issue of the sunrooms?"

Grounds:

1.) We would have to show proof that Woodmaster has demonstrated either negligence or faulty practices in either the design phase or construction phase of building the sunrooms.

and/or

2.) We would have to show evidence proving breach of contract. This could only apply to those units in which the sunrooms had problems within the one year warranty period.

Time period

The statute of limitations is 3 years from the time you should have discovered the defect.

Expert witnesses

To accomplish this we would need to have an expert witness who is willing to testify in court. This individual would need to be someone who not only knows their business, but also someone who would come across as credible on the witness stand. An expert witness must first be deposed (dictate and sign a deposition) and then would call to testify in court. S/he must be able to show the strength of their opinion, their character and their experience at these times. In addition, we would need one expert witness for every one of Woodmaster's expert witnesses.

Cost:

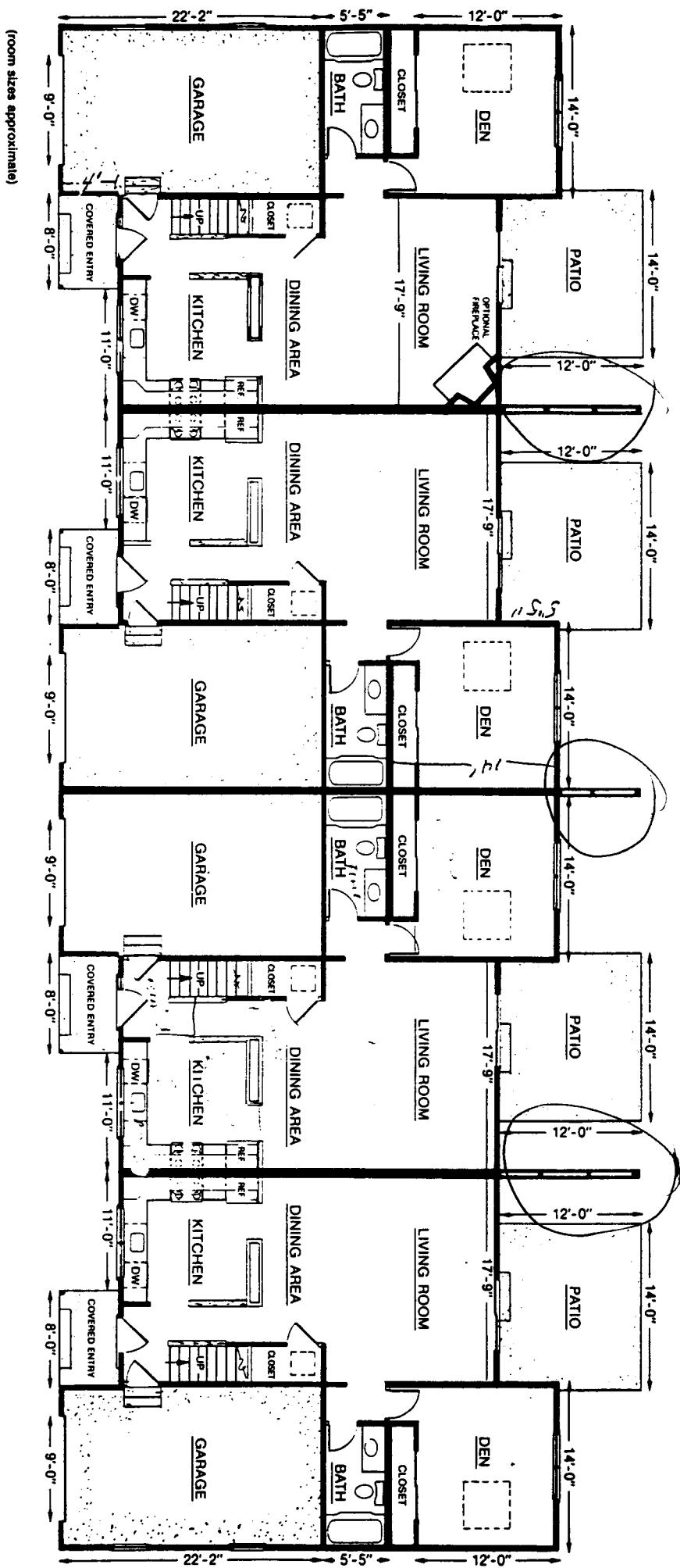
Jeff's Ballpark estimate is \$5,000 - \$10,000 as a low range and \$15,000 - \$20,000 on the high end.

Out of court settlement is, of course, the best for all if an agreement can be reached. What we should consider is getting an expert to support our concerns about the construction. This person would tell Woodmaster what changes, in his/her opinion should be made.

Jeff will forward a full response to my letter within a two week period.

Lee Bruder

Privacy Screens



First Floor Plans