

LONG HILL ESTATES OWNERS ASSOCIATION
MEETING DECEMBER 15, 1992

PRESENT: Harry Ray, Treasurer; Don Lagerquist, Eleanor Webber, Barbara MacNevin, Robert MacNevin, Katie Forre, Helen Sansevieri, Hazel Hafeli, Secretary; and Lee Bruder, President.

A motion was made and seconded to waive the reading of the minutes of the last meeting.

TREASURERS REPORT: Harry Ray read the Treasurers report. Cash on hand \$5301.37 as of December 15, 1992. The budget for eleven months was \$18,120.00. The operating reserve has not been used. It appears that the monthly dues can remain at \$88.00 per month. We are in good financial standing as of December 15, 1992. The Annual Report as of December 31, 1992 will reflect the total picture. The Treasurers report accepted.

Essential services have been kept up with Bob MacNevin doing much of the work.

TRASH REMOVAL: Using a smaller dumpster and a weekly pick-up has saved money and is going well. We have a signed contract for trash removal. Within 60 days notice we can exit the contract.

NEW BUSINESS: First, mentioning the dirt pile that was removed from the field at the rear of the first set of buildings. Left as a field it will require mowing twice a year. A motion was made to plant flowers around the edge of the field with grass in the middle. Flowers would take up one half or more of the area. Motion passed unanimously.

The field is a common area and may in the future be the site of a tennis court. Lee moved the Association table construction of a tennis court until all units are sold and then discuss the issue again. Motion accepted unanimously.

The lawns should be thatched. The sprinklers need checking for repairs. There is mildew on the exterior of some of the buildings.

A newsletter to residents, owners and renters was suggested to find out who is willing to work on community projects. Also we need to form a committee and budget to set up a beautification program. Harry suggested beautification be included in next year's budget. Woodmaster agreed to use their buying power in purchasing supplies for landscaping.

Bob will work to establish signs prohibiting trespassing and hunting. He will check laws regarding this.

Three units have had problems with furnaces causing soot and fire damage. Furnaces must be cleaned every year to prevent the problem. A motion was made and accepted to investigate contracting with Keene Gas and have them set up an automatic service schedule for those interested in using them. A motion was made that for the safety of all residents, a paid receipt must be submitted as proof of yearly service. A copy of it must be sent to the Association. Motion passed unanimously.

Some of the dishwasher timer units have been malfunctioning. Westinghouse should be contacted if there is a problem.

Don Lagerquist suggested "On the Mark" be contacted concerning snow removal and perhaps using a snow blower on the driveways and walks. Also have them keep the mail house cleared of snow.

Another request to be made in a Newsletter asking that everyone cut up cardboard boxes and containers before placing in the dumpster.

Harry Ray will draft a letter to Betty Greene asking her to pay special assessment due from her. A copy will be sent to Lee Bruder.

A motion was made and accepted to adjourn the meeting at 9:30.

Respectively Submitted

Hazel Hafeli

Long Hill Estate
12-15-92

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MADE IN U.S.A.

1	2	3	4	5	6	7
Income						
	Dues and Receipts Collected				18530.50	
	Special Assessment				7500	
	Misc Income				160	
	Total					18607.10
Spent						
	Paid To Revenue				26000.00	
	Insurance				40350	
	Road Maintenance				155750	
	Lawn				286479	
	Electric				60141	
	Trash				79545	
	Miscellaneous					
	Supplies		13908			
	Disposal Services		4400			
	Water		20000			
	Pest Control		8500			
	Repairs		16500			
	Bank Charge Ref		21850		85158	
	Total					1330573
Cash on Hand 12-15-92						530137
Summary						
	12 mo Projected		12 mo	10 mo	(Over)	
			Spended To Date		Under	
	403500	Insurance	37000	403500	(3250)	
	350000	Road Maint	46500	155750	309250	
	570000	Lawn	50000	286479	2213521	
	93500	Electricity	60000	60141	(141)	
	90000	Trash	191500	79545	112955	
	125000	Misc	73500	85158	(11658)	
			166100	1071573	590407	
	18,7000					
	Operating Loss - 38277.00					
	Prop. Revenue - 906914					