

LONG HILL ESTATES
Board of Directors Meeting
July 24, 2002 - 1:00 p.m. #16

Present: Marilyn B., Rob T., Bill Waters, Clerk - JoAnn H.
Guests: Helen Lescord, Fran Huntley

I. Call to Order: 1:05

Previous Minutes: Much disagreement. No corrections or exceptions. Motion to approve, seconded, accepted.

II. Old Business

A. President's Report: Rob T. suggested the BOD meet in Executive Session to discuss item of 6/30. All agreed. Strenuous disagreement on various other points followed.

III. 1:25 p.m. Raised voices abruptly silenced by Carl Britton. Rob T. and Bill W. were asked to leave. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "JoAnn Hall".

JoAnn Hall, Clerk

President report for 7/24/02 BOD meeting

6/20: Held 2nd meeting finalizing 02-03 budget.

Discussed #10's request for \$100 attic cleaning reimbursement from roofing construction debris.
Decided not to reimburse...normal occurrence from roof replacement in an unfinished room.

Wrote ltr to Pam Brenner, chairman of Town Lighting Committee, requesting streetlight at intersection of Long Hill and Rt. 202S (per suggestion of D.Graham, Dist.Engineer of NHDOT #4 in his e-mail to me. Called Chief Guinard and gave him a copy of the e-mail.

Rob called #4 owner who said he was thinking about our request to all meet with attorney to settle sunroom roof issue.

6/21: Wrote or resurrected drafts of several items for July board consideration for annual meeting:

Fiscal year resolution, By-law amendments re: sunrooms and their roofs,
Condo fee paid in full monthly policy, Declaration amendment re: lower unit boundaries,
IRS 70-604 resolution must be read, and owner notification of pending sale policy.

6/24: Rec'd draft of bailment agreement from attorney.

Drove to Westmoreland to see sheds Bill had spoken of. Took written material.

Size must be kept under 100 sq ft to avoid town foundation necessity.

My suggestion would be 8'x10' @\$1375 plus crushed stone base for \$120, and a ridge vent for \$70.

Total of \$1565 leaves us about \$450 for ramp, ladder and wheelbarrow.

Hooks could be attached to side studs to vertically hang ladder.

Ask them to use our shingles and paint.

6/25: Met with Accountant re: 02-03 budget. And setting up a comparison report for owners.

Also gave him two invoices from Tony for maintenance: Roof repair @ 7 & 8, clean 9 gutter for \$50,
and replace 6 bulbs and labor for \$70.50.

6/27: Met with Rob on budget report and memo to go out to owners. We agreed on both as amended.
Printed and dispersed all budgets to owners...either handed out or mailed.

6/30: Rec'd ltr from LaBossiere (#35) re: budget concerns. Replied with cc to Bill and Rob.

7/1-5: Rec'd list of questions from Morrissey (#10) re budget...will answer after I talk to our consultant.

Rec'd 2nd ltr from LaBossiere (#35) re: budget concerns. Replied with cc to Bill and Rob

Rec'd bill from J.Crocker - \$240.34 for bailment agreement and tel.calls...gave to Rob for payment.

Called Gutter Helmet (1-888-460-2800) re: covering for bldg #9 gutters that are always filling with pine needles. Rec'd call from rep and we agreed that printed info with current cost of \$15/ft is all we needed for now as it wouldn't be advisable to put this up until we had new roof. They'd have to remove it while we replaced the roof in order to maintain the lifetime guarantee. Sounds like a very good product.

Rec'd from Bill a copy of \$200 bill from Eric Scott for maintenance work. Discussed having him repair the roof of control shed on bldg #1. To use new shingles. Asked for an estimate before we OK work.

Rec'd from Bill two estimates for pest control...We picked J.P.Chemical for \$1323 and asked that price include liquid application in front of garages and front steps. Copy of contract on file.

7/8-12: Rec'd copy of \$1500 MJS June mowing bill @ \$375/time.

Rec'd brochure from Cheshire Fence on vinyl privacy fences. Will discuss this along with estimates rec'd earlier from Crowe Fence at 7/24 BOD mtg.

Rec'd skylight replacement proposal for units 10 and 11. Will discuss with T.Nichols.

T.Nichols showed me defective down spout from unit #10. He will replace.
Asked him to get some more street light bulbs and replace in front of #21.

Reported to Bill that Eric's work on gate of gas tank fence needed to be redone...the post had cracked and fence would not close.

Called Monadnock Disposal for trash collection proposal. He will look at what we have and also see if a side door dumpster would fit. It may be easier for some here to use.

Roof leak over #10 under construction (all covered with shingles and/or rubber...called T.Nichols...we both checked it out. Could not see any point of entry. Gave his insurance info to owner by request.

Rec'd OK from Pam Brenner, P'bro Administrator, on our street light. Sent reply of thanks.
PSNH has been asked to put in a work order for the light. Discussed signs with Police chief.

Rec'd list of budget questions from Campbell (#24). Replied with cc to Bill and Rob.

Rec'd owner complaint that #10 was covering irrigation heads. Asked Bill to ask her to stop.

Rec'd replacement CAU insurance check for \$1865...copied and handed it over to accountant.

Rec'd all reports from E. Juengst (accountant)...found several errors...discussed with Rob...we will ask Ed to do corrections, add a few items and redo all June and end-of-year reports.

7/15: Rec'd note and cert. ltr from J.Morrissey (#10) with questions about roof. Took them directly to Tony Nichols who was working on the roof. He answered all her concerns...all esthetic. Nothing needed "fixing".

Rec'd question from B.George (#36) re: irrigation sprinklers still not working. Advised him to speak to Bill W...that I had turned his previous questions over to Bill to call MJS. Also marked head by #25.

Rec'd call from T.Nichols re: a mtg. with his insurance rep on #10 insurance claim as #10 owner had called Tony's ins. company. I called our consultant, L.Fisher to verify whose ins. company should be prime. She said the unit owner's should be prime until it reached association's deductible as what was damaged belonged to unit owner. Then that company could subrogate if they wished. I contacted insurance rep to tell him that. Answered several calls from Jane on this issue.

Met with E. Juengst...we corrected and added to reports...he will print new reports. He also needed some checks signed in Rob's absence.

7/18: Had working lunch mtg. with Linda Fisher re: annual mtg amendments, finance questions, insurance questions, etc.