

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM ASSOCIATION

BOARD MEETING AGENDA for September 19, 2024, 5:00 PM ET

Location Remote: Link: <https://meet.google.com/wqj-nixn-wvv>.

Community Comments

The first 15 minutes is open to Community Comments. No minutes are taken. No board decisions are made. The Community Comments section of the meeting is closed when there are no further comments or at the 15-minute mark.

Open Board Meeting

1. Welcome.

Old Business: Completed Since Last Board Meeting

2. Taxes prepared and submitted.
3. Board thanks Mike and Patti Lindert for preparing the tennis court to include pickleball.
4. "Thank You" letter sent to Brian and Eric Wall of Performance Fitness for mowing around the LHE entrance sign.
5. Maintenance contract with Doug Payne signed (*pending final approval*).

Old Business: In Progress

1. Review crack sealing quotes received
2. Review board and treasurer fidelity bonding (*Ray*)
3. Door replacement committee (*Maura coordinating*)
4. Chimney inspection/cleaning (*Maura coordinating date and COI*)
5. Dryer vent inspection/cleaning (*Maura coordinating date and COI*)
6. Review and update the Capital Improvement documentation in the M&T Bank safety deposit box and the spreadsheet (*Ray and Beth reviewing*)
7. Contract for painting contractors (*Maura/painting*)
8. By-law changes (*Ray sending committee invite*):
 - non-owner-occupied restrictions.
 - By-law change: Fiscal year.

New Business

Planned September Tasks

1. Assess any pre-winter maintenance.
2. Email and post Fall Newsletter.

Planned October Tasks

1. Clean gutters (Doug) on buildings that need it especially 7, 8, & 9 after oak leaves down.
2. Accomplish any pre-winter maintenance.
3. Make sure the Board of Directors knows how to access a unit in an emergency.
Review the LHE Confidential contact list information.
4. Review snow removal expectations with contractor:
 - Text Board in advance of arrival? (*Beth checking w/Diana*)
 - If/when sunroom edge scraping to be done, salt? Sand? Etc.

Queued Business

1. Patio settling and flooding. Tabled 2024-07-18 for spring 2025 capital expense.
2. Improvement to entrance at bottom of hill. Tabled 2024-07-18
3. Review of Capital Reserve accounts. Tabled 2024-07-18 until Sept/Oct meeting.