

**LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM
ANNUAL MEETING MINUTES
MAY 27, 2009**

**MONADNOCK CONGREGATIONAL CHURCH
WILTON ROAD, PETERBOROUGH, NH**

The meeting was called to order at 7:08 p.m. by Greg Lawn, president pro tem.
A quorum was met with 25 units represented by 20 owners present and 5 proxies.

The president pro tem introduced directors Ann Lammers, Nancy Clarke, treasurer Julie Clattenburg, and clerk pro-tem Brenda Salmonson.

LAST YEAR'S MINUTES:

Motion was made to accept the October 1, 2008 minutes of last year's annual meeting.
Motion passed by unanimous vote.

PRESIDENT'S REPORT:

The president's report written by Marilyn Britton described many of the Board's activities for the past 8 months and future plans. A copy of the president's report is attached hereto. President pro tem added a post script to the president's report to address the following:

1. Deb Claffey, Landscape Designer, is being hired, to begin work on June 19th. She will take over the landscaping that JW has been doing for us and will provide a long-term landscape design.
2. Owners are to stain their own front steps every 2 years, and this year most unit members must take care of this.
3. Greg spoke to Tim Allen of Allen & Mathewson to see if they have mapped our gas lines. They report they have an as-built record, which has satisfied the PUC. Greg will contact them again, and Ann will search for this record in the association's files. Greg advised owners not to paint the rusty pipes, as they may be color-coded. Allen & Mathewson will take care of this. At this time we do not know whether there have been any "Dig Safe" issues. Greg will try to resolve this.
4. Unit #27 is empty. The bank is in possession and pays the condo fees sporadically. There may be a future Quiet Title action and the property may be foreclosed upon, as the unit belongs to the Estate and no heirs have been located.
5. The association's new address is 100 Long Hill Estates.

TREASURER'S REPORT:

The treasurer's report was given by Julie Clattenburg. Some discussions ensued regarding future expenses in relation to potential dues increases. The Board assured the unit members that the budget will be gone through with a fine tooth comb to see if they

can keep the fees the same. Motion was made to accept the treasurer's report as presented. Motion passed by unanimous vote.

DISPOSITION

RESOLUTION FOR DEPOSITION OF EXCESS REVENUE OVER EXPENSES FOR FISCAL YEAR ENDING JUNE 30, 2009 (IRS 70-064):

Motion was made by George Austermann and seconded by Ed Hampson that any excess of membership income over membership expenses for the year ending June 30, 2009, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064. Motion passed by unanimous vote.

COMMITTEE REPORTS:

Diana Griffin reported on the Welcoming Committee. Diana offers a basket filled with "Peterborough" information to new owners. Diana and Ann Thayer are the only ones on the committee at this time and would welcome new members or ideas.

RULES COMMITTEE:

No report at this time.

GARDEN COMMITTEE:

Ed Hampson is the new "go to" person. Plots have been subdivided, with 12 units gardening. Gardeners divide the cost of the irrigation. Nancy Clarke will organize a garden party when the plants are in full bloom. Gardeners are willing to share the fruits (and vegetables) of their labors with others by offering their excess produce near the garden shed. Thanks to Dave Poirier, the plots were rototilled.

TREE COMMITTEE:

Marcia Pettee, Nancy Clarke and Ann Lammers report that the removal of the white pines was timely. Tree replacement may take more time due to budget constraints and the fact that George Lohmiller is unavailable because of family health issues.

AMENDMENT TO "DECLARATION OF CONDOMINIUM":

Motion was made by Ed Hampson and seconded by John Dolan to accept the amendment as read (George asked that page 2, last bold ¶, change the word "sewerage" to "sewage", Greg stated that he would ask our Attorney to change). Motion passed by unanimous vote. Quorum of over 67% was met. An aside – because this is an amendment to the Declaration of Condominium, this amendment must be submitted to all mortgage holders of record. Unit owners need to be sure that the Board has current information of all mortgage holders.

ELECTION OF BOARD MEMBERS:

Ann Lammers was nominated to serve the remaining year of Marilyn Britton's term. John Dolan was nominated for a three year term. Ann and John accepted. Motions were made individually to the terms herein provided and both passed by unanimous vote. Midge Gibbons has graciously volunteered to take the position of Clerk and the Board accepts her offer. Thank you, Midge.

ACKNOWLEDGEMENT OF SERVICE AS VOLUNTEER AND RELEASE OF LIABILITY:

Tabled by the president pro tem, because this matter is under reconsideration.

NEW BUSINESS:

- Discussion of creating an ad hoc committee regarding putting together helpful information concerning standards that are compliant with condo by-laws regarding replacement windows, doors and the like. The Board recommends that Greg Lawn oversee.
- The Board will address any replacement windows that do not conform with current by-laws and ask owner(s) to correct.
- After research by Ed Hampson and Dave Clarke, J.A. Jubb has submitted a proposal for unit owners to consider, if desired. Heating and cooling bills are expected to be dramatically lower after insulation is added. Ice dams on roofs should be reduced or eliminated. The Board recommends that all owners have attic insulation added, per proposal.
- There is no official code for dryer ducts, and our insurance company does not require a final inspection. The Board would like to see all dryer ductwork re-inspected but cannot mandate it. The Board has located one highly qualified professional who is willing to inspect; but his fee would come to about \$4,000. A unit owner, Dave Clarke, has offered to do inspections at no charge. The Board is grateful for his offer. We cannot pay an owner who volunteers, but can only reimburse for out of pocket costs. The Board will consider all options, taking the association's liability coverage into account, and will provide more information on this subject in the future.
- Board is considering a 5 member Board in the future. This would require a by-law change. The Board is looking for feedback/suggestions.
- Glen reported that there is nothing pending regarding construction to the east.
- Glen reported that he spoke to Carol Ogilvie regarding new monies available for wind power on our hill. Ed will help Glen research this.
- The Board has made a new policy for Enforcement of Rules, to deal with violations of by-laws and rules. Prior to summer walk-around, the Board will notify unit owners. If violations are cited, owners will have two weeks to fix issues and then may request an extension. If issues remain unaddressed for a protracted time, the board may impose a fine of \$10 per day per issue.

MEETING ADJOURNED at 9:25 by unanimous vote.

Respectfully submitted by clerk pro tem,


Brenda L. Salmonson