

LONG HILL ESTATES OWNERS ASSOCIATION  
MEETING SEPTEMBER 29, 1993

A meeting of the Board of Directors and Officers was held September 29, 1993.

PRESENT: Lee Bruder, President  
Katy Forry, Board of Directors  
Robert MacNevin, Board of Directors  
Hazel Hafeli, Secretary  
~~ELEANOR Webber, TREASURER~~

President Lee Bruder opened the meeting at nine A.M.

LANDSCAPING: Board members have been very helpful in spreading insect repellent on our grass areas and weeding our beds.

NO HUNTING POSTING: It was suggested that we wait another year before posting No Hunting signs. If installed signs must be placed 50 feet apart. A motion was made and passed to have a sign on the hill saying, Private Property, No Soliciting, LEH. Bob will attend to this. \$125.00 being allowed to cover the expense.

TENNIS COURT: After a lengthy discussion relative to the tennis court, Bob MacNevin made a motion that we go forward with the installation of the tennis court. Motion was seconded by Katy who then made an amendment to the motion that we get full specifications from the installer prior to the installation. Amendment was seconded and approved. The motion was approved. Question was asked whether or not it would be a one year grace period after construction of the tennis court and the new pavement.

PLAY AREA: Discussed and no action taken.

PAVING: On recommendation of the Board, Bob was asked to contact Mr. Davenport to inquire if he would be willing to have oversight on behalf of the Association for the new paving of our streets and driveways.

PAINTING EXTERIOR OF BUILDINGS: The Board reviewed the painting contract submitted by Stahl's Painting of Hancock and after much discussion it was agreed that Mr. Stahl would do the painting. Due to the fact that we are already in to October it was agreed that the painting would be held off until Spring. Bob MacNevin to contact Mr Stahl relative to the contract as presented and whether or not there would be an increase in price due to the delay. It was noted though Mr. Stahl did not include painting of the garage doors in his proposal, however per conversation with Bob MacNevin he had agreed to include the garage doors in his proposal at no extra charge. By waiting for Spring painting, it is very likely it will be an additional charge for the garage doors.

TREASURER' REPORT: 8/24/93

Cash Reserve; \$11,456.71  
Operating Acct. \$ 3,976.96  
Checking Acct. \$ 463.60

RESERVE ACCOUNT: Motion was made by Bob MacNevin to move \$10,000 from the Reserve Account to a 6 months CD. Katy seconded the motion. The Treasurer was instructed to do so.

CONDO FEES: Motion was made by Bob MacNevin and seconded by Katy Forry that the monthly Condo fees be increased to \$100.00 per month starting with the November 1993 payment. The additional \$12.00 to be deposited in the Reserve Account. Motion approved.

SPECIAL ASSESSMENT: Motion made by Bob MacNevin and seconded by Katy Forry that we impose a special assessment for painting of exterior of buildings, of \$600.00 per unit, payable in increments of \$100.00 per month, starting in October 1993, ending April 1st. 1994. All assessments must be paid in full prior to April 1st. 1994.

NOTICE TO ALL UNIT OWNERS: Motion made by Bob MacNevin and seconded by Katy Forry that a letter be sent to each Unit owner by certified mail, receipt requested, informing them of the action of the Board. To be included in the letter, a reminder to all Unit owners to have their furnaces cleaned prior to winter and a receipt for the cleaning sent to the President, Mr. Lee Bruder, 2 Long Hill Estates.

We waived notices being sent to those present at this meeting. Robert MacNevin, Katy Forry, Eleanor Webber, Lee Bruder, Hazel Hafeli.

TREASURER: At the request of the Treasurer of the Board, we approved the setting up of a special account for the special assessment.

DISCUSSION: It was pointed out that according to the By-Laws, the Association must be notified, in writing, the names of a purchaser of a unit and the number of the unit purchased; that all owners who rent their unit must notify the Association of the principal renter.

It was discussed that it would be well for the Association to have an Umbrella Policy of one million dollars added to our current policy at the time of renewal.

It was noted that the two buildings numbered 21 through 28 are not at this time included in the membership of the Association and therefore the Association is not responsible for them.

Discussion of the need for a lawyer at all meetings. No action.

QUESTION: Does the Association have the right to reject the buildings 21 through 28 from membership if they do not come up to specifications?

It was suggested that the Treasurer and Secretary be, by virtue of their office, voting members of the Board of Directors. This to be discussed and voted upon at the Annual Meeting.

This meeting was adjourned at quarter of twelve.

Respectively Submitted

*Hazel Hafeli*