

Board of Directors Meeting
August 1, 1995

Present: Lee Bruder, Tom Forman, Richard White, Hazel Hafeli.

1. Tom Forman reported on the letter that he wrote to Don Lagerquist concerning unfinished old business and new concerns to date. A copy of the letter is attached to this report.
2. The Board disagreed with Woodmaster's decision that their responsibility had been fulfilled. Therefore Woodmaster will split the cost of checking the field and removal of the rocks if the cost is still the same as quoted by T. J. Jarest-\$180. to \$240.
3. Declaration of Bldg. 7: Don sent a check and letter to Phyllis. She has the letter that formally announces the Declaration of Bldg. 7. Problem: We aren't informed until after the fact. The bldg. was declared on June 1st. We need to be notified 2 to 4 weeks in advance of Declaration of bldgs. Don Lagerquist will be able to do that.
4. Irrigation System: Woodmaster should be called if newly installed irrigation system isn't working properly. This notification can be within one year of the Declaration of a building or the completion of installation, whichever comes first.
5. Pot Holes: Lee discussed the problem with Don. Woodmaster will black-top the road at the new construction site by Oct. 1st. Pot holes at the bottom of the hill, the two on the hill and the area by the mail house should be repaired at the same time.
6. Sun Rooms: Snow on the sun room roofs should be removed when the depth reaches six inches or more. In the future this will be done by someone hired by the Association. This problem has been brought to the attention of Woodmaster. They disagree that it is a design flaw. 50% of those with sun rooms have had leaking problems and have assumed costs out of pocket.
7. Units 1 and 14: Pamela Wilder, presently renting #14 is trying to buy Unit #1. If this is possible Woodmaster has said they will try to sell Unit #14 instead of renting it again.
8. Rules We Live By: Booklet has to be revised and copies will be distributed to Peterson Real Estate.
9. Woodmaster will not offer Pilot Lights on furnaces as an option. Instead they are installing more outside vents as in units 23,25 and 27.

Items mentioned and no decisions made: Who to call if there is a problem.

Block Party.

How to educate residents about furnaces, sun rooms and air conditioners.

Mr Stahl has completed painting the buildings and stained the front steps.

This meeting began at 4:30 and ended at 6:00.

The next meeting will be held Tues. Oct. 3 at 4:30.

Respectively Submitted

Hazel Hafeli

**Long Hill Estates
Unit Owners Association
Board of Directors
36 Long Hill Estates
Peterborough, NH 03458**

Mr. Don Langerquist
Woodmasters Inc.
Hooksett Industrial Park
Hooksett, Nh 03458

August 2, 1995

Dear Don,

On behalf of the directors of the Long Hill Owners Association I would like to bring a number of items to your attention. Some of these are unfinished old business and some are follow up to our meeting with you on May 9.

1.) Unfinished old business

The Association has made repeated attempts to establish a better life style of communication between Woodmaster, the Realtor and the Association. I had conversations with Heather Peterson, Jack Burwick and yourself ever since last fall. The aim has been to get the Association involved with both renters and buyers at the earliest possible point in time. This would help both the Association as well as Woodmaster and Petersons. We discussed the need to introduce the new occupant to the Association. You, as well as Heather and Jack agreed that this is a good idea and that you would follow up on it.

We regret that nothing has been done to follow up on this by either Woodmaster or the Peterson Agency. You have both sold and rented a number of units since these conversations took place without telling us the names of the lessees or new owners, let alone introducing us to them. We find this lack of response both rude and not businesslike. If you do not want to establish a cooperative relationship it would, at a minimum, be polite to tell us about it. This, surely is not a time-consuming, expensive or difficult thing to do.

2. Follow up on May 9. 95. (Referring to the report of the meeting)

We very much appreciated the speed at which the street lights around building 7 were fixed. Thank you very much.

The issue of the field area surrounding the tennis court is still not resolved. You promised to review the situation and we have not heard from you since. We would like to inform you that our contractor severely damaged his equipment in efforts to mow this field. The whole issue brings up the problem of when the take over between Woodmaster and the Association takes place and what degree of inspection exists as to the things for which the Association assumes responsibility. We are not informed when you "declare" a building. Typically we have not been officially informed of the date of declaration of building 7, yet we have been paying for its maintenance for over a month. The Association has not received a schematic of zones, warranty information or operating instructions of newly installed irrigation systems. We have had to make significant repairs to the systems around both building 6 as well as 7.

We feel very strongly that the present situation is highly unsatisfactory. We must be informed as to what is going on in this area. Again let us stress that better communications between Association and Seller can only be helpful to both.

We would like to draw your attention to items regarding pot holes (#7. second and third item and #8. pilot light issue) where we have not heard from you in more than two months.

3.) Sunrooms

In this area the Association may be at fault for not communicating with Woodmaster. What is at issue involves the effect of snow on the sunrooms which some owners have installed as an extra cost option Woodmaster offers.

Many of these sunrooms have suffered more or less severe water damage due to the heavy accumulation of snow in a triangular area which forms between the roof of the sunroom and the roof of the rest of the building. Ice forms there in a trough and has caused leaks to occur when the ice and snow melt. Many owners have shoveled off heavy snow accumulations or had this done at their own expense. One owner has incurred rather heavy expenses to fix the roof and repair the damage. Others have done the work themselves. We feel that this is a Woodmaster design issue. All complete units must be able to work in this climate. The construction and/or the materials used must be such that the above problem cannot occur. This aspect of construction is your responsibility. If we bear in mind that many new buildings will be going up it seems to us that you must address this problem. We also feel that you have an ethical, if not legal, obligation to make good for the damage done in the past. Your swift reaction will help us in deciding whether we should seek legal council in this area.

In conclusion let me state that our right to be fully informed about all areas prior to declaration is extremely important to us. To keep us uninformed in this area is a dubious practice. We neither wish to nor should supervise your work. Yet we need some assurance of the quality of the job the maintenance of which we take over.

Please consider this a request to reply to this letter before July 28. and again accept our assurances that we are only trying to help both the people who live here as well as yourselves in building a desirable community at Long Hill. Our interests certainly do not clash but rather coincide.

Sincerely,
For the Board of Directors of Long Hill Owners Association

Tom Forman.

PS.

I am sending this per FAX to get it to you faster. We would appreciate a quick reply as possible. You may FAX it to my number 924 3279

cc.

Jack Burwick
Petersons, Inc.