

## LONG HILL ESTATES

Minutes of Board of Directors meeting July 31, 2002  
(reconvened meeting of July 24, 2002)

The Board accepted with regret Marilyn Britton's resignation as of July 25, 2002.

A letter has been sent to Marilyn accepting her resignation and thanking her for her past services.

Tom Forman was appointed interim director to replace Marilyn Britton and to serve until the annual meeting. \* *By laws state interim appointments serve balance of replaced director term.*

Bill Waters was appointed President.

2002/2003 Budget of \$86,400 was approved by the Board for submission to Unit owners for the September 8, 2002 annual meeting. In view of the expressions of concern regarding possible assessments, future budgets be developed to avoid any need for assessments except for emergencies.

Patio fences - The BOD approved the installation of a patio fence between the patios of Units 13 and 14 so that all patios which do not have intervening sunrooms will be separated by a fence. Cheshire Fence is selected to install a wooden fence; cost about \$450. The other 3 fences will be anchored more securely.

Roofs - Responding to residents' concerns, the BOD retained Armer Construction consulting to inspect the roofing just completed on Building 3 and also the replacement schedule of the remaining roofs and advise the BOD on the quality of the work and a replacement schedule for the remaining buildings. The BOD met with T. Nichols and expressed the residents' concern with the roof work on building 3 and it was agreed that work on buildings 4 and 5 would be withheld pending a report from Armer Construction.

Unit 4 Sunroom - Tony Nichols, the roofing contractor of building 3 reported that the leak was due to improper construction in the manner of attaching the sunroom roof to the main structure. Therefore, the BOD decided to pay for repair of the roof and the interior ceiling (about \$1600) without precedent to other sunrooms, though it is his opinion that all the sunroom leaks are due to this construction flaw except for some leaks around the skylights. The owner of Unit 4 to contribute \$500 to the repair cost.

The BOD approved the attached Handbook inserts for distribution at the annual meeting September 8.

Agreed that we would send the requirements from the purchaser and LHE regarding the sale purchase of a unit to local real estate agents with a quarterly LHE balance sheet for prospective purchasers.

Attendees: Marilyn Britton, Tom Forman, Fran Huntley, Rob Trowbridge and Bill Waters, Rob