

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM

BOARD MEETING MINUTES

March 8, 2007

9 LONG HILL ESTATES 7:05 PM

The meeting was called to order at 7:05 pm.

Present were President, Glen Swanson; Directors Bob Price and Gregg Lawn; Financial Administrator, Julie Clattenburg; Treasurer, George Austermann; Clerk, Diana Griffin; Immediate Past President and Clerk, Jane Morrissey; and one unit owner.

DISCUSSION and ACTION ITEMS

- Appointment of Gerry Christian and proposed contract provisions were discussed among the Board members and with Gerry.
- Questions re: JW's Landscape and Snow Removal 2 year contract provisions and need for a specific, written contract addressed.
- Road and driveway conditions, crack-sealing, seal-coating and resurfacing options will be investigated. Mathewson has already been on the property and provided information to Glen.
- Painting of units will be put on a rotating schedule.
- Sealing of front steps and porches (and back step in units with patios) is a unit owner responsibility. All units are due for treatment this season in accordance with Board adopted specifications.
- Glen outlined the File of Life Program distributed by the Fire Department. He will have packets available for distribution and will post a sample on the bulletin board.
- Locating propane lines on the property is proving to be a difficult and problematic task. A recommendation that the Board hire a private company to map the lines will be further discussed following receipt of estimates.
- The advisability of paying down the roofing loan will be evaluated relative to other financial considerations.
- Mold on patios, due in part to surface problems, will be addressed and a decision made how to solve existing problems.
- A long-standing owner request re: window installation requires a Board response. The Board received a written legal opinion and forwarded that to the owner, but a Board decision is still required.
- Another picnic will be scheduled for early fall.

MOTION by Greg Lawn, Second by Bob Price: To enter into a contractual agreement with Gerry Christian, Spring Hill Carpentry, for property management and maintenance services effective through December 31, 2007.

PASSED: Unanimous

MOTION by Glen Swanson, Second by Bob Price: To sponsor a community yard sale on May 5, 2007 with a rain date of May 12, 2007 and to pay for one ad in the local paper, should there be a charge for such. Chairpersons will be Diana Griffin and Jane Morrissey.

PASSED: Unanimous

APPROVED BY CONSENSUS: Necessary legal actions re: #27 and the Torla Estate.

The meeting adjourned at 9:40pm.

Respectfully submitted,
Diana Griffin, Clerk