

**Longhill Estates Condominium Association
Board of Directors Meeting
Thurs, July 6th, 2000**

Call to Order: The meeting was called to order by MB at 10:30 am.

Present: Rob Trowbridge, Marilyn Britton, Tom Forman.

Minutes taken by Sandhy Kale, clerk

Review of previous minutes:

6/12: Reviewed & Approved as written with all the attachments.
[Amendments approved as attached]

Old Business:-

Status report on-

i) Financial statement of LHE

RT to get Summary of "Financial Report - YTD Vs Actual" from EJ.

Copy of the report will be available to unitowners by Calling MB on phone.

ii) Mortgagee Forms-MB will receive the forms ,initial them and send them to SK for filing.

iii) Two Amendments to Registry of Deeds-They are effective as of June 2000.

A statement to that effect and copies of these Amendments to be sent to all unitowners.

iv) CAI- these two magazines are regarding condominium living .Consultant LF has already directed the NH state magazine to MB's address. we could use the info available in them .MB will talk to LF e.getting the national level magazine.

v) Court case-MB has sent a letter to Nashua Dist court and P'boro./jaffrey Court inquiring about the status of our case (date is July 19th ,00) and requesting if both the cases could be heard on the same day ,at the same time,explaining that one of the BOD members may be out of town .MB expects a decision by the Judge,about this by next week.[recent info-phone call of 7/10/00- Postponement has been okayed]

vi) Paint job and Sealing of steps-Payment for Paint job will be delivered in three installments. Some at the begining, next one while the work is being done and the last one at the end when all the job is done to satisfaction.

'Tim G' will give a separate 'Bill' for painting the front door of unit#34

'Tim G' does not have to replace the gutter-extensions for the middle units. BOD will try to use softer rubberised channels to deflect the drain water.

'Tim G' will inspect the last year's work for any 'touch ups' if needed and check bldg.#8 and #9 for 'winterization purposes'.

TF to be the contact person for unitowners for Paint job scheduling.

Power-washing 'job was well done.'BOD would like to consult 'Tony N.' re .possible replacement of any damaged pressurised wood steps now, Power wash all steps next spring and apply clear stain(California CLEAR SEAL).It will be okay for next 2-3 years.He thinks it will be a one day job. The expenses for 'steps sealing will be paid by association.[recent info-7/10/00-cost approx. \$ 40- \$ 50 per unit.]

TF discussed re. vegetations around unit#28 and Paint job. take FH's opinion about it.

BOD discussed re. unit #20 (Mary lou's?) sun porch damage .Will check with 'Tim' if damage could have been b'cos of power wash? somebody's intentional work?

sk

vii)Contractor items-Tony to be commissioned :-Patio fences of bldg. #8&9 need realignment and bracing support . Tony to be commissioned

Fences around Gas Heads-KeeneGas to be replaced with reasonable size and a gate to be added.[some rocks and bushes there need to be rearranged.-TJ guy can do it]

Gutters need to be cleaned e.g. Bldg#9.

viii)Invoices- Final payment will be \$79 due in sept 2000.

Rules Book-[BOD has approved 'edit ' 11/8/99]-BOD approved new 'edits' and the entire Rules Book as amended as of this date. Amended Bylaws and Rules to be mailed and 'On Bulletin board" for unitowners' info.

ix)Furnace/Fireplace maintainance-Keene Gas Co.will offer discounted price of \$39 for group scheduling.. Discounted price of \$ 15 for inspection and possible \$ 50 to clean for Fireplaces. Sangermano works only M to F. No wkends . He suggests July is better for this work. Otices will be on Bulletin board and in mail.

x)Consultant's Report-Satellite Dish installation procedure approved as amended.
BOD grandfathered existing satellite dishes at unit # 18 and #15.

xi)SB-105 defered to next meeting.RT will work on it and get a copy for sept,00 meeting.

xii)Dog prohibitio effective date and 'Rules we live by 'legalization- BOD has discussed at meeting of 5/20/2000.

New Business:-

i)Treasurer's Report- Detailed summery of budget :actual-copy. }
Form to be sent to IRS for 'latest' filing of LHE } Defered to next meeting
Bank reports }

ii)Winter/ summer landscaping work- 'J' does not want to continue.BOD & Joel Need to look into other Bids. e.g.Precision landscaping.Either one contractor for both winter and summer or two seperate ones.

iii) Legal counsel-with condo law specialization. Timothy Arel Esq.
BOD at some point should meet with him re. if our Association needs and afford his expertise.BOD thinks timing could be when TF isready with Bylaws Amendments.

iv)Electric dryers vent maintainance-TF to look into the matter and report.

v)Condo document revision-Residents' guide book- TF and JM working on it. progressing well.- appropriate alphabetised index for Bylaws. ,Binder with removable /replacable pages so you can change and update easily. User friendly language. Title? ..."LHE" A Condo at Peterborough ,NH.

vi)BOD is entertaining an idea of Association' Get to gether'-to explain 'court' issues,landscape

issues.

pg.3 BOD meeting 7/6/2000 continued

Other Business:-

Roads and driveways maintainance-To get recommendations from Mattheson

- a]sealing the cracks only?
- b]resurface the roads?

Filing at the clerk's desk-thirty six files for thirtysix units.

JM's letter re jun.28 ,00 meeting-

defered for next meeting b'cos of time restraints.-passed by vote 2:1.

Next meeting:-

Third Mon. of Sept 2000[sept,18th] at 2:00 pm.

Conference phonecall meeting on Aug 15th,00. at 11:am if needed for emergency issues.

Adjournment:- BOD meeting adjourned at 1:30pm.

Attachments:-1]LHE Condo asso'n-balance sheet'cash'[5/31/2000.

2]mortgagee info form

3]two amendments -working capital reserve,residential use of the units.

4]Letter to Nashua court.

5]Letter to #34 unit owner (AM)

6]Installation of satellite dish-procedure.

7]'Rules we live by' -4 pgs.

8]Furnace & fireplace maintainance form.

9]Treasurer's Report

10] Letter to U.Owners re landscaping[6/19/00]

11]Letter from Timothy J Arel Esq.

12]Letters to Mr. & mrs Goodyear#32,Ms. Mary McDowell #28

sk