

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM ANNUAL MEETING MINUTES

SEPTEMBER 20, 2006 7:00 PM

**MONADNOCK CONGREGATIONAL CHURCH
WILTON ROAD
PETERBOROUGH, NH**

The meeting was **called to order** at 7:00 pm by Greg Lawn, President

A **quorum** was established with 15 unit owners: 3 by proxy and 12 in person.

MOTION by Marilyn Britton, second by Greg Lawn to accept the Minutes of the Annual Meeting of September 13, 2005 as written.

PASSED: Unanimous

The **President's Report** was presented by Greg Lawn. **MOTION BY** Jane Morrissey to accept the President's Report as presented.

PASSED: Unanimous.

Greg thanked Irene Sirois and Jane Morrissey for their service to the association.
Report attached.

The **Treasurer's Report** was presented by Greg lawn in George Austermann's absence due to an accident.

Marilyn Britton had several questions relative to the budget and other financial matters to which the Board responded.

Jane Morrissey added that George Austermann, Treasurer has suggested that the Board prepare a by-law amendment charging the requirement for a financial review from yearly to every other year except in the event of a change in the party acting as financial administrator.

COMMITTEE REPORTS: None. Marilyn Britton reported that no meetings of the Rules Committee have been called during the past year.

MOTION by Greg Lawn, second by Marilyn Britton: that any excess of membership income over membership expenses for the fiscal year ended June 30, 2006 shall be applied against subsequent tax year membership assessments as provided by IRS Ruling 70-064.

PASSED: Unanimous.

MOTION by Greg Lawn, second by Marilyn Britton: that Glen Swanson be nominated for and elected a Director for a 3 year term.

PASSED: Unanimous
NEW BUSINESS

ØBY Jane Morrissey: a request for the board to address the condition of the patios. Owners cannot meet their responsibilities of maintaining their patios because of the conditions which require repair and/or replacement which are Board responsibilities. Also, that the Board assume yearly pressure washing of the patios until such time as they are repaired or replaced. The current moldy conditions are a health hazard.

ØBY Jane Morrissey: that the Board address the problem of icy conditions on driveways and paths which owners are expected to take of. Owners cannot keep these areas safe and clear of ice and snow until they are repaired and or replaced which are Board responsibilities. The conditions created after plowing and during the subsequent melting and refreezing are often safety hazards. Accident claims fall on the owners insurance because these are limited common areas.

ØBY Jane Morrissey: that the Board address the entry sign and surrounding area near 202 for improvement. The sign is rotten, musky and moldy; the ground area is full of weeds; there is no mulch cover and the area is neglected which gives a poor first impression to those entering our property as to how we care for our development.

ØGlen Swanson reported that the town Emergency Plan is in place, stressing that it basically comes down to COMMUNITY COMMUNICATION EMERGENCY RESPONSE. Our community should come up with a plan beyond posting of notices at the Mail Boxes.

ØMarilyn Britton is still addressing the speed limit on Rte 202 with the Police Chief. A report from the chief was cited as being favorable to this endeavor. Bob Price suggested another town authority to contact in dealing with this matter.

ØGreg lawn thanked Diana Griffin for agreeing to take over as Clerk and Julie Clattenburg who has already begun her duties as financial administrator.

MOTION by Ann Lammars, second by Diana Griffin: to adjourn.

The meeting **adjourned** at 8:35 pm.

Respectfully submitted,

Jane Morrissey & Diana Griffin, Acting Clerks