

*Approve &
9/28/09
E-mail
Vit*

MINUTES
Long Hill Estates Board Meeting
September 10, 2009 Unit #29

file

Call to order

The meeting was called to order at 3:30pm. Present were: Nancy Clarke, John Dolan, Greg Lawn, Directors, and Midge Gibbons, clerk.

Prior meeting's minutes

The minutes of the prior meeting of August 20th were read and approved as written.

Treasurer's Report

In Julie's absence, Nancy stated that new signature cards for checking account and safety deposit box should be obtained due to the fact there is a change in directors. There was little activity in the last month.

Maintenance

A unit owner has asked about putting small stones outside of slider, and J.W. Cox of Dub's Shrubs stopped by to discuss the issue.

John Norton has sealed the garage floor of Unit #10 to prevent further seepage at the owner's expense.

Siding

The External Replacement committee met on September 9, 2009 and viewed some windows that may be acceptable as the standard for replacements. Braydon Tuscher will have an opinion from a carpenter resource as to how the windows will fit with the existing space.

Storm doors will be looked into next; the plan is to come up with one or two choices.

Grounds and Landscaping

The garden water line was broken by the mower and repaired by Ed Hampson. Thank you, Ed.

After being damaged by the ice storm, it has been recommended by Roblee that the *large pine behind #16* be taken down. John presented an estimate on taking it down or just pruning it. It was agreed to wait until the next budget year to take it down.

A meeting with Deb Claffey *the landscape design artist* is scheduled for Friday, September 11th. She has requested doing a site plan for future projects. She will be offering preliminary ideas on what needs to be done, when and how.

Pending Business

John has agreed to contact *contractors* for updated insurance certificates.

There will be a follow-up "walk around" to view repairs and maintenance issues that were identified in June. Hopefully all will be taken care of by now.

We are still working on the *parking policy* for unit owners and it will be posted for viewing.

Property Manager: Nancy has spoken to one possibility and Greg will contact another.

Window issue with Unit #9 has been resolved between the Board and the owners.

Meeting adjourned @ 5:50

Respectfully submitted

Midge Gibbons, Clerk

Next meeting September 24, 2009

Agenda
LHE Board Meeting
September 10, 2009, 3:30 pm – Unit 25

Call to Order

Approve minutes from August 20, 2009 meeting

Treasurer's Report

President met with Julie who reported:

#34 Aug condo fee unpaid – has now been paid

#24 sale includes 1 year fee to be paid by present owner

Julie questions recording with changes of fee during the year

Asked when painting is to be done and how will payment(s) be made

New signature cards for checking accts and safe deposit box

Little activity in the last month

Maintenance

John Norton's summer maintenance schedule and progress

Work on #4 – stones under slider

Water issue in #10 garage

Siding, Painting & Windows/Doors

Greg will update Board re "External Replacement" Committee work

Grounds/Landscaping

Garden water line broken by mower – repaired by Ed Hampson

JW has gone over watering system and will report on findings

JW informed Unit 10 that garage leak not from sprinklers – further finding?

Large pine behind Unit 16

Meeting with Deb Claffey?

Pending Business

Registration of Dec. Amendment and by-law Amendment

Walk-around follow-up

Unit 9 window resolution

Parking policy

White Corolla parked next to mail kiosk for weeks – owner?

Call current contractors for updated insurance certificates.

A & M to repaint gas lines on September 15th

Increase to 5-member Board

Possibility of Property Manager

Adjourn