

Long Hill Estates Board of Directors Meeting
September 20, 2011
Unit #13

The Long Hill Estates BOD meeting was called to order at 6:30 PM. Allen Hollander, Faith Hanson, Marcia Pettee, Julie Clattenburg and Nancy Clarke were in attendance. Nancy took minutes in the absence of Midge Gibbons.

The minutes of the August 16, 2011 meeting were accepted by unanimous vote with motion made by Allen and seconded by Faith. It was moved by Allen and seconded by Marcia to accept the Treasurer's report as of 8-31-11; this was unanimously accepted. In addition to these votes, it was discussed and voted on unanimously by the BOD to change the handbook rule to allow our residents to ride their bikes on the lawn.

Julie passed out our Tax Accountant's Report for FY ending 6-3-10 and how it compares to 2011. Board members will review it for the next meeting. LHE tax return has been sent with a \$3 payment to the IRS.

Financial Issues

1. Building roof repairs will cost \$17,000-\$18,000 as estimated by Doug Payne.
2. Painting – Matt Harwood
 - Boards will be replaced with more permanent material than wood.
 - If a section of clapboard has rotted, the *entire* board will be replaced.
 - Extra cost for painting over back door screws and door trim will be \$500-\$600.
 - Extra work on *all* buildings for 2011 should be approximately \$2,800.

Front Gardens & Tree Maintenance Issues

While the master plan by Deb Claffey for the remake of the front gardens has been paid for, LHE will not adopt the plan this fall. Some discussion of the plan with unit owners is probably needed, and implementation of the plan depends on the availability of funds. Meanwhile Faith will discuss any needed fall maintenance of the front gardens with Deb.

According to Faith, several unit owners would like to have their very overgrown garage-side arbor vitae and hemlock trees removed, to make room for flower beds, which these owners will install and care for at their own expense. Removal of these trees will also eliminate the problem of moisture being held against the garage sides, and the work of shearing them away from the sides every year. Faith will get a cost estimate on the tree removals from JW and will work with him to determine which trees need to go first. The work should be done this fall.

Other Business

The irrigation is being repaired by Rainmaker. James Stacey reported that weeding and feeding does no good unless the lawns can be watered.

There is a need for updated Unit Info Sheets and Marcia and Faith will work on this together to see this is accomplished.

Marcia will answer questions from unit owners regarding replacement of the pine trees which were removed prior to the 2008 ice storm. Deb Claffey will be consulted for advice on this project.

Yard Sale response was minimal, so no sale will be held this year.

According to Allen and Mathewson, our driveways are all right and do not need to be sealed at this time.

Marcia will contact Audrey Carvalho and discuss any ideas for some “Community Fun” in the near future.

Reminder to owners to clean furnaces and chimneys of fireplaces.

Allen received a letter from Ed Hampson listing some things which could add to the value of our property: walking trails, raising chickens, etc., and golf green near the tennis court.

The LHE insurance policy expires at the end of the calendar year and Nancy Clarke will check with Brian Manfre and Bellow-Nichols about local agency coverage rather than the current agency on the coast.

Respectfully submitted,
Nancy Clarke, acting Clerk

Next BOD Meeting will be Thursday, Oct. 27, 2011 @ 6:30 at Unit #13.