

LONG HILL ESTATES CONDOMINIUM ASSOCIATION
ORGANIZATIONAL BOARD MEETING
OCTOBER 9, 2008

Meeting opened at 4:30 p.m.

Present: Ann Lammers, Nancy Clarke, Marilyn Britton

Talked with Treasurer Julie Clattenburg

Cash flow: Estimate seven owners pay condo fees toward end of month. A few others pay beyond second week. Since speaking at annual meeting and sending an e-mail on timely payment, this is a bit better than usual. Possibly letter to all owners needed.

Board meeting schedule: Second Wednesday of each month at 4:30.

Clerk search: Lyn Campbell has accepted position.

Abutment Committee: Ann moved to form a committee to deal with planned construction east of our property line. Marilyn seconded. All in favor. **Motion passed.**

Ann requesting Ed Hampson chair committee, and suggesting Ed invite Audrey Carvalho and Glen Swanson to be members. First committee assignment: obtain copies of all written material given to town planning board on this issue. Look into local zoning rules for this spot. Ann to act as board liaison.

Maintenance: Several problems: Lack of work, lack of communication from John Norton. We've been paying monthly retainer of \$360. Question on whether trim replacement on arched windows should have used internal flashing. Roof section over unit 32 on bldg. 8 may need further work

Ann to request independent consultation on flashing issue. Discussed getting a separate maintenance contractor (Barry Doubleday) and using John only for roofs – repair and snow clearing. Pay an hourly rate for any new contractor for a few months trial period before discussing retainer.

Signs: Following recent discovery of truck parked on upper road near hydrant, we will put up signs...No hunting, No trespassing. To begin with we'll put one on each post at either end of this road and one at entrance to garden field. This will not meet enforceable rules, but will be a deterrent.

Garden Committee: Ann gave report of their morning meeting. Roto-tilling plots, winter shed storage of equipment, draining water system after water shut off, letter to all owners with info and request for contact if they want a plot next spring. Enlarge garden toward stream side if more plots needed. Move mulch pile. Considering purchasing materials to build a compost bin inside fence, and water set up to spray plots.

Chemicals: Ask JW for a list of all chemicals used on our property and when.

Adjournment: 7:00 p.m.

Respectfully submitted,
Marilyn Britton

brittons

From: brittons [brittons@worldpath.com]
 Sent: Monday, October 06, 2008 5:41 PM
 To: 'sonnetmr@earthlink.net'
 Cc: 'clarke21@comcast.net'
 Subject: RE: needy points to discuss

Ann,

From your points and a few other issues that have come up, a list could look like this for Thursday, etc. (*obviously there is too much here for a quick Thursday mtg*) with an *** for immediate decisions

*** Cash flow situation

*** Meeting schedule unless specific need arises along with organization of Board

*** Clerk search

*** Call Barry Doubleday about doing regular maintenance AFTER talking to John (we cannot afford to be the poor country cousins anymore for regular maintenance but would have you for roof work – doing new over #32 and removing snow)

* Copy letter found @ #27 for Gary – he asked

* Painting – when Matt returns for mail kiosk and light poles, we need to add a few other bare spots (#20 garage door, #16 bottom porch railing rung, and I think we could see if there are others)

* Buy and put up "No Hunting-No Trespassing" signs according to code NH 635:4
(635:4 Prescribed Manner of Posting. – A person may post his land to prohibit criminal trespass and physical activities by posting signs of durable material with any words describing the physical activity prohibited, such as "No Hunting or Trespassing", printed with block letters no less than 2 inches in height, and with the name and address of the owner or lessee of such land. Such signs shall be posted not more than 100 yards apart on all sides and shall also be posted at gates, bars and commonly used entrances. This section shall not prevent any owner from adding to the language required by this section.)

*Garden committee rules for closing shop

* Who do we want to close up flower bed on lower road? And when? Green thumbs?

*Review brush pick-up as JW says his dad got wood (I asked them to pick up brush piles when they did this and put them next to banking so they can be thrown over when that area is ready

* Updating Resident's Handbook and Enforcement Policy

* Meet with Ed, Audrey, and Glen to set rules and goals for proposed construction at foot of hill.

*Tree committee and/or Board rule on #20 tree and arborvitae trim or cut

10/6/2008

LONG HILL ESTATES
BOARD MEETING MINUTES –special meeting about trees
August 28, 2008 – 5:30 pm @ Unit #25

Present: Marilyn Britton, President; Greg Lawn and Ann Lammers, Directors

Called to order at 5:35 pm

The Board discussed the Tree Committee's proposal that we keep one of the ten remaining white pines. As recommended by George Lohmiller of Our Town Landscaping, the board agrees that the large tree behind unit 16 will be kept, as it is healthy, has a single trunk, and is not a hazard to any buildings. Marilyn has talked with Andrew Robblee. By omitting this tree from his list, we will save \$300. (Robblee will now charge an estimated total of \$2200.)

The Board discussed the Tree Committee's proposal that we replace nine of our white pines with eight specific trees, as shown on the attached list. The board approved the Tree Committee's recommendations regarding choices and locations of replacement trees.

Motion by Marilyn, **second** by Ann:

The Board approves expenditure, from Capital Reserve, of an estimated \$2200 for Andrew Robblee's removal of nine white pine trees in October 2008; and expenditure, from Capital Reserve, of an estimated \$4121 for planting of eight replacement trees in spring 2009.

All in favor.

By consensus, after discussion, the Board approved the immediate planting of a River Birch (*Betula Nigra*) between Units 12 and 17. The Board also approved minor changes in landscaping at that site, as recommended by George Lohmiller. The cost of buying and installing the River Birch is \$525. The cost of landscaping changes is to be determined.

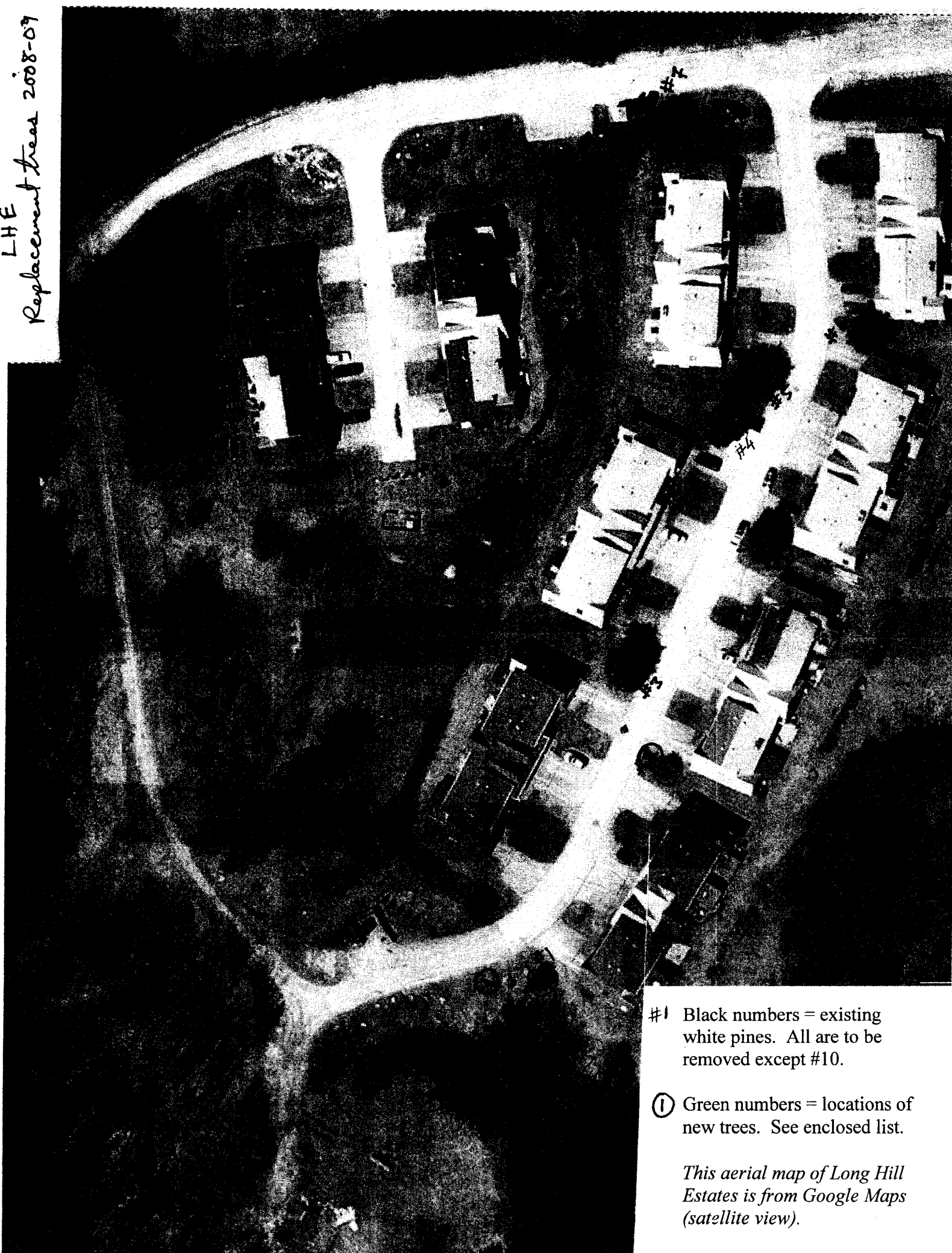
Respectfully submitted by
Ann Lammers
(in the absence of a Clerk)

LONG HILL ESTATES REPLACEMENT TREES
(spring 2009)

- | | |
|------------------------------|---|
| (1) beyond Unit #28 | Concolor White Fir |
| (2) between Units #20 & # 25 | Juneberry (Amelanchier Arborea) |
| (3) between Units #16 & #21 | Sugar Maple |
| (4) between Units #12 & #17 | River Birch |
| (5) between Units #13 & #8 | Sugar Maple (leave Arbor Vitae around
electrical unit) |
| (6) between Units #4 & #9 | Juneberry (Amelanchier Arborea) |
| (7) near Mail Kiosk | Locust |
| (8) behind Unit #5 | Sugar Maple |
| (9) behind Unit #8 | Sugar Maple |

The numbers of these replacement trees correspond to locations marked in green on the enclosed aerial map.

LHE
Replacement trees 2008-09



#1 Black numbers = existing white pines. All are to be removed except #10.

① Green numbers = locations of new trees. See enclosed list.

This aerial map of Long Hill Estates is from Google Maps (satellite view).