

BOARD OF DIRECTORS MEETING  
January 8, 1996

PRESENT: Lee Bruder, Tom Forman, Richard White, Hazel Hafeli.

AGENDA:

1. Annual Meeting
2. Gas Rates
3. Sink Hole
4. Ice Dams
5. Audit of Accounts

1. The Annual Meeting has been scheduled for March 24, 1996. From 2 PM to 5 PM. Lee will draft a letter and send it to homeowners and also an absentee ballot. There will be an informal discussion from 2 to 3 o'clock. Lee will arrange for a place to have the meeting.

2. Gas Rates: Lee wrote letters to various companies asking for prices and has had no responses. We have to find out who owns the gas tanks already installed here.

3. Sink Hole: No action at this time. Discussion has been postponed until spring.

4. Ice Dams: The manager of Bergeron Roofers of Keene came to inspect the MacNevin Unit which has leaked since Bergeron did repairs on the roof. He said that the vaulted ceilings add to the problem and the roof needs to be ventilated. It is poorly ventilated in the den room area. He said that the snow should be removed from all the roofs. Cost of \$875.00 per building to have Bergeron do the work.

Lee met with Terry Jarest and a man who does roof work. They suggested first shoveling off the roofs and chip away whole ice dams or spread ice melt or shovel snow off roofs and break the ice dams in certain places or use ice melt along the edges. If ice melt is used they would want to check a day or two later and see how it worked. Lee will talk with T.J. and arrange to have the roofs cleaned.

5. An Audit of Accounts needs to be done within 120 days of the Annual Meeting. An audit of 1994 and 1995 should be done this year. Jeanne Proulx will take the books to an accountant and have an audit done for 1994 and 1995. We made an effort to have 1993 and 1994 audits done with no success.

Jeanne will come to the Annual Meeting and give a report that includes line items - the actual and the variance.

Bldg. #8 has a scheduled Declaration date of March 1996.

Next meeting to be held Feb. 5th at 5:00 at Unit #8.

Respectively Submitted

*Hazel Hafeli*