

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
MINUTES
BOARD MEETING
FEBRUARY 21, 2006
7:15 PM UNIT 25**

The meeting was called to order at 7:30 pm.

Present were: Greg Lawn, President; Bob Price, Director; Glen Swanson, Director; George Austermann, Treasurer; Ilene Sirois, Financial Administrator; Jane Morrissey, Clerk; and one unit owner.

MOTION by Bob Price, second by Glen Swanson: to approve the minutes of the Board meeting of January 9, 2006 as submitted. PASSED: All in favor

No motions were necessary for the following. All were topics of discussion.

The hydrant on the hill behind building 9 is in working order. It is rented from the town. That fee includes routine care (ie: flushing, checking condition) However, should there be a problem with it, repair is the responsibility of the Association. That is also the case with the hydrant at the end of the lower road next to Unit # 28. Both are painted yellow to indicate that they are on private property.

The turn-around between units #32 and #36 is not a parking area. It is to be left open for gas deliveries, snow removal and as a place for the 2 units to back into to turn and exit the street.

Still not determined is just how the maintenance contract will be structured. Further checking with other employers is underway . C and C construction is on an on-call basis in addition to having some other routine responsibilities. The Board determined that a probationary period is appropriate.

A self-duplicating maintenance form will be printed and distributed to owners. This will allow for better tracking of maintenance requests and follow-up.

Bob will check with the town to determine how much of the land owned by Long Hill Estates is conservation land.

The software “glitch” is causing some confusion re: a carryover. That carryover is not a surplus. We did not have a surplus at the end of the fiscal year. George will check out exactly where that figure belongs, or if, at this point, it should even appear.

Painting, landscape and plow bids will be sought in order to carry on with the budget process. Our current landscape contract ends in November 2006, the plowing, in April of 2006 and due to be painted this year are buildings 1,2 and 3. There is no painting contract in place.

The meeting adjourned at 9:50 pm.

Respectfully submitted,

Jane Morrissey, Clerk