

**LONG HILL ESTATES  
AT PETERBOROUGH, A CONDOMINIUM**

**NOTICE  
of  
ANNUAL UNIT OWNERS MEETING**

**September 20, 2006**

**7:00 pm**

**Monadnock Congregational Church  
120 Wilton Road  
Peterborough NH 03458**

**(Meeting room is on lower level with entrance  
from the rear of the building)**

**Long Hill Estates at Peterborough, a Condominium  
Agenda**

**Annual Meeting  
September 20, 2006**

**7:00 pm    Monadnock Congregational Church, Wilton Road, Peterborough NH**

- Call to order
- Roll Call (may be taken via check in sheet at door)
- Validation of quorum
- Introduction of directors, officers and guests
- Acceptance of minutes of September 7,2004 Annual Meeting
- President's Report
- Treasurer's Report
- Committee Reports
- Vote on Resolution for Deposition of Excess Revenue Over Expenses for Fiscal Year ended June 30,2006 ( See attachment)
- Election of Director ( 1 position)
- New Business\*
- Adjournment

(There is no old business held over from last year's meeting)

\* New business may be brought before the body by any unit owner. Should any votes be taken on any new business, the results are non-binding because of certain statutory requirements re: notification for annual meeting business.

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM  
ANNUAL MEETING MINUTES**

**SEPTEMBER 20, 2006      7:00 PM**

**MONADNOCK CONGREGATIONAL CHURCH  
WILTON ROAD  
PETERBOROUGH,NH**

The meeting was called to order at 7:00 pm by Greg Lawn, President

A quorum was established with 15 unit owners: 3 by proxy and 12 in person.

**MOTION** by Marilyn Britton, second by Greg Lawn to accept the Minutes of the Annual Meeting of September 13, 2005 as written.

*PASSED: Unanimous*

The President's Report was presented by Greg Lawn. **MOTION BY** Jane Morrissey to accept the President's Report as presented.

*PASSED: Unanimous.*

Greg thanked Irene Sirois and Jane Morrissey for their service to the association.  
Report attached.

The Treasurer's Report was presented by Greg lawn in George Austermann's absence due to an accident.

Marilyn Britton had several questions relative to the budget and other financial matters to which the Board responded.

Jane Morrissey added that George Austermann, Treasurer has suggested that the Board prepare a by-law amendment changing the requirement for a financial review from yearly to every other year except in the event of a change in the party acting as financial administrator.

**COMMITTEE REPORTS:** None. Marilyn Britton reported that no meetings of the Rules Committee have been called during the past year.

**MOTION** by Greg Lawn, second by Marilyn Britton: that any excess of membership income over membership expenses for the fiscal year ended June 30, 2006 shall be applied against subsequent tax year membership assessments as provided by IRS Ruling 70-064.

*PASSED: Unanimous.*

**MOTION** by Greg Lawn, second by Marilyn Britton: that Glen Swanson be nominated for and elected a Director for a 3 year term.

*PASSED: Unanimous*

## **NEW BUSINESS**

- BY Jane Morrissey: a request for the board to address the condition of the patios. Owners cannot meet their responsibilities of maintaining their patios because of the conditions which require repair and/or replacement which are Board responsibilities. Also, that the Board assume yearly pressure washing of the patios until such time as they are repaired or replaced. The current moldy conditions are a health hazard.
- BY Jane Morrissey: that the Board address the problem of icy conditions on driveways and paths which owners are expected to take of. Owners cannot keep these areas safe and clear of ice and snow until they are repaired and or replaced which are Board responsibilities. The conditions created after plowing and during the subsequent melting and refreezing are often safety hazards. Accident claims fall on the owners insurance because these are limited common areas.
- BY Jane Morrissey: that the Board address the entry sign and surrounding area near 202 for improvement. The sign is rotten, musky and moldy; the ground area is full of weeds; there is no mulch cover and the area is neglected which gives a poor first impression to those entering our property as to how we care for our development.
- Glen Swanson reported that the town Emergency Plan is in place, stressing that it basically comes down to COMMUNITY COMMUNICATION EMERGENCY RESPONSE. Our community should come up with a plan beyond posting of notices at the Mail Boxes.
- Marilyn Britton is still addressing the speed limit on Rte 202 with the Police Chief. A report from the chief was cited as being favorable to this endeavor. Bob Price suggested another town authority to contact in dealing with this matter.
- Greg lawn thanked Diana Griffin for agreeing to take over as Clerk and Julie Clattenburg who has already begun her duties as financial administrator.

**MOTION by Ann Lammars, second by Diana Griffin: to adjourn.**

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Jane Morrissey & Diana Griffin, Acting Clerks

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM**

**Organizational Board Meeting**  
**(Immediately following the Annual Meeting)**

**SEPTEMBER 20, 2006**

**MONADNOCK CONGREGATIONAL CHURCH  
WILTON ROAD  
PETERBOROUGH,NH**

Present were: Directors Greg Lawn, Bob Price and Glen Swanson; Diana Griffin and Jane Morrissey.

**MOTION** by Greg Lawn: that Glen Swanson be nominated for and elected president.  
**PASSED:** *Unanimous*

**MOTION** by Glen Swanson, seconded by Greg Lawn: that Diana Griffin be appointed Clerk.  
**PASSED:** *Unanimous*

**MOTION** by Greg lawn, seconded by Bob Price: that Julie Clattenburg be appointed Financial Administrator.  
**PASSED:** *Unanimous*

The meeting adjourned at 9:05 pm.

Respectfully submitted,

Jane Morrissey & Diana Griffin, Acting Clerks

**RESOLUTION FOR DISPOSITION OF EXCESS REVENUE OVER  
EXPENSES FOR FISCAL YEAR ENDED JUNE 30, 2006**

**RESOLVED:** that any excess of membership income over membership expenses for the fiscal year ended June 30, 2006 shall be applied against subsequent tax year membership assessments as provided by IRS Revenue Ruling 70-064.

**Long Hill Estates at Peterborough, a Condominium**

**NOMINATION FORM**

**At the Annual Meeting on September 20, 2006, the membership  
Will be electing one unit owner to fill a three-year term on the  
Board of Directors.**

Should you wish to nominate someone prior to the meeting, please do so by using this form and submitting it to the Board before the meeting. The same form may be used for self-nomination.

Nominations may also be submitted from the floor, verbally or in writing, at the meeting, up until the time the election takes place.

**Nominators and nominees must be unit owners.**

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**NOMINEE:** \_\_\_\_\_ **UNIT #** \_\_\_\_\_

**NOMINATED BY:** \_\_\_\_\_ **UNIT #** \_\_\_\_\_

**Note: this year Glen Swanson's term has been fulfilled so it is his position that is open.**

**PROXY STATEMENT**  
**ANNUAL MEETING**  
Long Hill Estates at Peterborough, a Condominium

I/We \_\_\_\_\_ and \_\_\_\_\_  
of Unit # \_\_\_\_\_, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

\_\_\_\_\_ (name)

\_\_\_\_\_ (address)

for the purpose of establishing a quorum and for any other business that  
may come before the Association at the Annual Meeting of Long Hill  
Estates at Peterborough, a Condominium on September 20, 2006 at the  
Monadnock Congregational Church, 120 Wilton Road, Peterborough NH.  
This proxy carries full right for the proxy holder to cast his/her vote(s) as  
he/she feels fit. This proxy revokes any and all proxies previously assigned;  
personal appearance at the Annual Meeting will negate this proxy.

Date Signed: \_\_\_\_\_

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

Unit Owner Signature

Unit Owner Printed Name

Unit Owner Printed Name

Unit Address \_\_\_\_\_

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**PROXY STATEMENT**  
**ANNUAL MEETING**  
Long Hill Estates at Peterborough, a Condominium

I/We Roger Sirois and Iline Sirois  
of Unit # 26, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

Jane Morrissey  
(name)

10 Longhill Est.  
(address)

for the purpose of establishing a quorum and for any other business that  
may come before the Association at the Annual Meeting of Long Hill  
Estates at Peterborough, a Condominium on September 20, 2006 at the  
Monadnock Congregational Church, 120 Wilton Road, Peterborough NH.  
This proxy carries full right for the proxy holder to cast his/her vote(s) as  
he/she feels fit. This proxy revokes any and all proxies previously assigned;  
personal appearance at the Annual Meeting will negate this proxy.

Date Signed: 9/20/06

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

Roger Sirois

Unit Owner Signature

Iline Sirois

Unit Owner Printed Name

Roger Sirois

Unit Owner Printed Name

Iline Sirois

Unit Address 26 Longhill Est.

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

I We Ann V. Thayer and \_\_\_\_\_  
of Unit # 28, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

Jane Morrissey  
(name)  
10 Long Hill Estates  
(address)

for the purpose of establishing a quorum and for any other business that  
may come before the Association at the Annual Meeting of Long Hill  
Estates at Peterborough, a Condominium on September 20, 2006 at the  
Monadnock Congregational Church, 120 Wilton Road, Peterborough NH.  
This proxy carries full right for the proxy holder to cast his/her vote(s) as  
he/she feels fit. This proxy revokes any and all proxies previously assigned;  
personal appearance at the Annual Meeting will negate this proxy.

Date Signed: 9-20-06

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

Ann V. Thayer

Unit Owner Signature

Unit Owner Printed Name

Unit Owner Printed Name

ANN V. THAYER

Unit Owner Printed Name

Unit Address # 28

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**PROXY STATEMENT**  
**ANNUAL MEETING**  
Long Hill Estates at Peterborough, a Condominium

I/We Patrice Hampson trust and Jonathan Hampson trust of Unit # 18, being member(s) in good standing of Long Hill Estates at Peterborough, a Condominium, under the duly recorded legal instruments governing the community, do hereby grant my/our proxy to:

MARILYN BRITTON  
(name)  
#16  
(address)

for the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on September 20, 2006 at the Monadnock Congregational Church, 120 Wilton Road, Peterborough NH. This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned; personal appearance at the Annual Meeting will negate this proxy.

Date Signed: 9/20/06

*NOTE: In the event more than one individual's name appears on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature  
Patrice Hampson

Unit Owner Signature  
Jonathan Hampson

Unit Owner Printed Name  
Patrice Hampson

Unit Owner Printed Name  
Jonathan Hampson

Unit Address 18 Longhill Estates

*NOTE: Only this exact form may be used for a proxy from your unit. Copies will not be accepted.*

UNIT OWNER CHECK IN SHEET  
LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM  
ANNUAL MEETING  
SEPTEMBER 20, 2006

Unit #1 ..... Beth Ann SanMartino

Unit #2 ..... Virginia Peterson

Unit #3 ..... Carl and Dorothy Doanne

Unit #4 ..... Marcia Pettee *Marcia Pettee*

Unit #5 ..... Dianne Bucholz

Unit #6 ..... Carole Reid *Carole Reid*

Unit #7 ..... Todd Robinson and Bone Fish LLC

Unit #8 ..... Evelyn Morrison

Unit #9 ..... Glen and Anagretta Swanson *Glen & Anagretta Swanson*

Unit #10 ..... Jane Morrissey *Jane Morrissey*

Unit #11 ..... Miriam Gibbons *Miriam Gibbons* *(Miriam Gibbons) Sitorus*

Unit #12 ..... David Poirier

Unit #13 ..... Allen Hollander

Unit #14 ..... Robert and Martha Price *R. & M. Price*

Unit #15 ..... Brenda Salmonson

Unit #16 ..... Carl and Marilyn Britton

Marilyn Britton

Unit #17 ..... New Hampshire Ball Bearing

Unit #18 ..... Jonathan and Patrice Hampson by proxy

Unit #19 ..... Megan Carroll and Matthew Farnham Farkas

Unit #20 ..... Mary Lou Miley Mary Lou Miley

Unit #21 ..... Margaret and Christopher Kellogg

Unit #22 ..... Pamela Jordan

Unit #23 ..... Richard White Richard P White

Unit #24 ..... Madolyn Campbell

Unit #25 ..... Gregory and Selma Lawn Gregory R. Lawn

Unit #26 ..... Ilene and Roger Sirois by proxy

Unit #27 ..... Richard Torla

Unit #28 ..... Ann Thayer by proxy

Unit #29 ..... Bette and George Austermann Betty Austermann

Unit #30 ..... Merle █████ Buck Merle Buck

Unit #31 ..... Julie Clattenburg Julie Clattenburg

Unit #32 ..... Diana Griffin Diana Griffin

Unit #33 ..... Monadnock Developmental Services

Unit #34 ..... Regina and Alejandro Andres

Unit #35 ..... Anne Romines Hammars Ann Hammars

Unit #36 ..... Bessie and Leonard Myhaver