

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
MINUTES
ANNUAL MEETING
SEPTEMBER 10, 2003 7 PM
PETERBOROUGH TOWN LIBRARY**

The meeting was CALLED TO ORDER at 7:00 pm by Jane Morrissey, Clerk

Before beginning the actual meeting, a short message was read by Jane Morrissey, for the Board, in memory of Rob Trowbridge, who deceased on September 8th. A moment of silence followed.

Taken out of order was a MOTION by Marilyn Britton, second by Jane Morrissey: That the Association contribute the sum of \$50.00 in Rob Trowbridge's memory to the Peterborough Heritage Commission. PASSED: Unanimous

Roll Call was taken as owners entered the hall.

A quorum was validated with 16 eligible members present and 5 by proxy.

MOTION: by Bill Waters, second by Midge Gibbons: To accept the minutes of the September 8, 2002 Annual Meeting as submitted. PASSED: unanimous

The BOARD REPORT in lieu of the PRESIDENT'S REPORT was given by Jane Morrissey. MOTION by George Austermann, Second by Sandya Kale: To accept the Board Report as submitted. PASSED: All in favor

The TREASURER'S REPORT was presented by George Austermann. The Association ended the last fiscal year approximately \$3000 in the black. The end of year Detail Summary prepared by General Business Services was presented. MOTION: by Jane Morrissey, second by Ilene Sirois: To accept the Treasurer's Report as submitted. PASSED: All in favor

MOTION: by Bill Waters, second by Sandya Kale: That Evelyn Morrisoon be officially thanked for all the work she has done to beautify the community, not only in the vicinity of her unit, but in many of the common areas. PASSED: Unanimous

MOTION: by Bill Waters, second by Marilyn Britton: That any excess of membership income over membership expenses for the year ended June 30, 2003 shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064. PASSED: All in favor

ELECTION: MOTION: by Bill Waters, Second by Leslie Loke: That Jane Morrissey be elected as a Director for a term of 3 years. PASSED: Unanimous

MOTION: by Liam Kelly, second by Bill Waters: That the storage of Mr. Lawn's boat be allowed in the back lot for the period of May-September, 2004 and that during this period Long Hill Estates Condominium Association will develop a policy governing all such storage. The owner shall be required to provide public liability insurance covering bodily injury and property damage arising from the storage of the boat for a limit of not less than \$500,000 and include Long Hill Estates as additional insured. The owner shall indemnify Long Hill Estates for any liability arising from the presence of the boat on the premises. DEFEATED: 7 in favor 10 against

NEW BUSINESS BROUGHT BEFORE THE BODY (NON BINDING)

MOTION by Leslie Loke: That a committee be established to investigate all aspects of the use of additional land to the left of the dumpster beyond the chain barrier. PASSED: All in favor

A Committee chaired by Marilyn Britton will include volunteers Carl Britton, Virginia Peterson, Liam Kelly, and Ilene Sirois.

ISSUES FOR CONSIDERATION brought by Marilyn Britton(action taken or anticipated)

-TOOL PURCHASE: tools for owners use, accessible through Bill Waters

-GROUNDS REPORT: Group "commissioned" for one particular aspect, multi aspect report submitted, awaits Board consideration

-MOWING CONCERNS:has been referred to maintenance

-PLOWING CONCERNS: contract currently being bid. Will be addressed during bid process

-BOARD MEMBERS: Proposal for a by-law amendment to Article III, 10....currently, appointed Board members serve the remainder of the term of the person they replace. Proposal is " Each person so elected by the other directors will serve only until the next annual meeting election." This will be taken under advisement by the Board.

-FURNACE INSPECTIONS: How is the Board keeping track of inspections? The only thing changed is the requirement for submission of inspection reports. Requirements for inspections, therefore remain in place. (It was the intent of the Board at the time to dispense with the requirement for inspections, based on a number of factors. Since proof of inspection is no longer required, the Board doesn't know if inspections are done or not. Therefore the Board isn't saying they must be done. The Board has not been notified of any confusion other than that which is stated now.)

-STREET PARKING: A proposal to eliminate all street parking with no exceptions. (The Board will consider the subject at a later date)

-SPEED: That a speed limit of 15 mi. per hr. be established a sign erected noting such.
(This is unenforceable. If speed is a problem, a more viable solution may be installation
of a couple of speed bumps. Board will discuss at a later date)

- OPEN MEETINGS: Wants to hear how Board reached decisions.(There currently is a
policy re: open meetings in place)

- RULES: Are there any rules in place of which owners have not been officially notified?

The meeting was ADJOURNED at 8:45 pm.

Respectfully submitted,
Jane Morrissey, Clerk

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