

# **LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM ASSOCIATION**

## **BOARD MEETING MINUTES for June 19, 2025, 7:00 PM ET**

### **Community Comments**

Opened for Community Comments at 7:00 p.m. Closed Community Comments time at 7:05.

No minutes were taken. No board decisions were made.

### **Open Board Meeting**

Board members present: Maura Scanlon, Elizabeth A. Alpaugh-Côté, Raymond GA Côté

- 1) Open Meeting at 7:05 p.m.
- 2) Welcome.
- 3) Minutes of the 2024-04-17 meeting. Ray moved to accept. Beth seconded. Minutes were approved unanimously.

### **New Business**

- 1) Move to appoint Sharon Smith (Unit #25) as Board Secretary. Thank you to Lee Charlton for all her work as Secretary. Motion made by Ray, seconded by Maura. Passed unanimously.
- 2) Barbara Pendleton would like to step down as Treasurer after three years if someone is interested in taking that position. Barbara has been Treasurer since 2022.
- 3) Maura Scanlon plans on not renewing her Board position this year. Motion to thank Maura for her nine years of service to the community and wish her well. Motion made by Ray, seconded by Beth, passed unanimously.
- 4) Motion to Move the Budget for fiscal year 2025-2026 to the Annual Meeting and provide the Association's bookkeeper with a copy so they can prepare. Motion made by Ray and seconded by Maura. Ray reviewed the high points of the budget. Passed unanimously.
- 5) Review updated LHE Handbook. The Board is working on an updated handbook. It will be included with the Annual Meeting packet and available electronically.
- 6) Move to revise Board Resolution 2010-03-08 to change bird feeder schedule to December 1<sup>st</sup> to April 1<sup>st</sup> in accordance with NH Fish and Game Department advice. Add resolution to handbook. Motion made by Ray, seconded by Beth. Passed unanimously.
- 7) Move Board Resolution that the Board President, a majority of the Board, and 33% of unit owners (12 units, one vote per unit) may add items to the Annual Meeting agenda. The Board must receive any unit owner's petition at least 30 calendar days prior to the Annual Meeting as the unit owners' packets must be delivered/mailed at least 21 days prior to the meeting. Motion made by Ray, seconded by Beth. Passed unanimously.
- 8) Review current draft of the Budget Support document for the Annual Meeting. Ray went over key points of the document.

The meeting adjourned at 7:22 p.m.

### **Next Board Meeting**

The next Board meeting is the Annual Association Meeting on Saturday July 19<sup>th</sup> at noon at the Peterborough Public Library.

Respectfully submitted,  
Sharon Smith  
Secretary