

# LONG HILL ESTATES CONDOMINIUM ASSOCIATION

## Minutes of April 27. Board of Directors Meeting

Present: Marilyn Britton, Tom Forman, Rob. Trowbridge

### Call to Order

The meeting was called to order by Marilyn Britton at 10:15 AM

### Old Business:

#### Roof Replacement Proposals Evaluated

Both proposals from Melanson Co. of Keene and Tony Nichols proposal were evaluated. It was decided to accept the Nichols proposal due to its far more reasonable cost and technical adequacy. We shall have Building No.2 re-roofed since it has by far the worst problems.

Total cost of Nicholson proposal is \$ 18,600 plus \$ 500 to replace the sun-room of # 4 unit.

### New Business

#### Questions for our Consultant Linda Fisher

1. Protection of wood surfaces and maintenance of porch and rear steps. Linda will re-visit this question, in particular as it pertains to the rear steps from living rooms to concrete pads of units without sun room. Many of these are in very poor condition. Marilyn will get information from Tony Nichols as to the best wood protector to be applied to these areas.

2. Introduction of a fee for Association expenses caused negligence. In the case of damage done to units 3 and 4 by the certified negligence of the owner of #4 the costs were covered by our insurance. The board felt that we should have a provision which allows us to charge the unit owner responsible a percentage of the cost and any increase in insurance and other costs associated with such cases. Linda will be asked to investigate this.

### Other Business

#### Timing of regular Board Meetings

It was decided that 3:00 PM on the second Monday of every month would be the best compromise. Tom to check this with clerk Sandya Kale.

Respectfully submitted



Thomas H. Forman, clerk