

Long Hill Estates at Peterborough, a Condominium
100 Long Hill Road
Peterborough, NH 03458

Board of Directors Meeting
April 2, 2023
Online, Asynchronously

Present: Directors Allen Hollander, Diana Griffin, Maura Scanlon

The Board discussed a request by Marilyn Britton, Unit #16, an end unit. She finds her downstairs cathedral ceiling room “hotter in warm months and colder in winter months than the rest of the house.”

She believes that the block insulation is “settled and/or partially disintegrated,” and asks the board “if it would be a good idea to have some insulation blown in between studs to fill in the cracks.”

The board deliberated on the matter and unanimously agreed that upgrading the insulation, by the Association, of end units’ cathedral ceiling rooms is not a good idea because:

1. If the assumption about settling of insulation is correct, then insulation would be settling in the outside walls of all units, including those walls of middle units.
2. If only the cathedral ceiling rooms of end units receive this upgrade, it would not be fair to middle unit owners to pay for that.
3. A project of this type would likely incur a significant expense. The Association has three more buildings to re-roof. Virtually all Association’s expense line items are increasing in cost (mostly due to inflation).
4. This room of an end unit is exposed to outside temperatures much more than other rooms. The board sees this temperature situation as an owner’s cost of owning a more valuable end unit.

If any owner wishes to arrange and pay for an upgrade to their unit’s insulation, the board would allow that, provided that any disruption/damage to common area is restored by the owner

Respectfully submitted by
Allen Hollander, Director
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