

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
BOARD MEETING MINUTES
NOVEMBER 15, 2006
#9 LONG HILL ESTATES 7:15 PM**

Present were Glen Swanson, President; Greg Lawn, Director; Bob Price, Director; George Austermann, Treasurer; Jane Morrissey, Alternate Clerk; one unit owner and Gerry Christian, Maintenance.

The meeting was called to order at 7:20 pm by Glen Swanson, President.

MAINTENANCE: Gerry Christian will be in charge of maintenance under the direction of Glen Swanson as the Association's contact person. A list has been generated from a "walk through". Maintenance requests are being updated and organized. The requests will be addressed by Gerry and Glen. Gerry is available for private work.

STORM DOORS belong to Unit Owners who are responsible for replacement. If doors are detracting from the appearance of a unit due to poor condition, the Board has the right to require replacement. Greg will check and report back on door styles, quality etc. Uniformity and perhaps a choice are issues.

ENTRY SIGN: Improvement work on the sign will be coordinated by Gerry and landscaping will be coordinated by JW.

ANALYSIS OF POOR DRAINAGE around building #9 is in progress. Solutions to the problem are being discussed with professional input from a number of sources.

MOTION by Greg Lawn; second by Bob Price: To engage the services of Gerald Christian as necessary for maintenance. **PASSED:** All in favor

MOTION by Greg Lawn; second by Bob Price: To purchase a Thanksgiving Basket for JW in an amount not to exceed \$60.00. **PASSED:** All in favor

AGREEMENT BY CONSENSUS: To engage the services of Dubs Shrubs (JW Cox) for another two year period for plowing and landscaping; subject to submission of a final draft.

ROAD REPAIRS: Mathewson is to submit a price estimate for repairing cracks and sealing.

MOTION by Greg Lawn to go into Executive Session:

MOTION by Greg Lawn; second by Bob Price that Attorney Gary Braun will be instructed to proceed in taking the necessary legal steps re: delinquency of Unit #22.

PASSED: All in favor

MOTION by Glen Swanson; second by Greg Lawn: Resolved to specifically assess the charges associated with securing Unit #27 for winter against the unit currently or formerly owned by Richard Torla Sr. and/or the Estate of Richard Torla Sr.

PASSED: All in favor.

MOTION to adjourn by Greg Lawn.

The meeting adjourned at 9:40 pm.

Respectfully submitted,
Jane Morrissey, Alternate Clerk
Diana Griffin, Clerk

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EXECUTIVE SESSION MINUTES (not for posting)

#22 Condominium Fee delinquent Sept/Oct/Nov.

MOTION by Greg Lawn to end Executive Session