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LONG HILL ESTATES  
Board of Directors Meeting  
Monday, October 8, 2001 - 1:00 p.m.

Present: Marilyn Britton, Rob Trowbridge, Bill Waters

Guest: Ann Thayer

Clerk: JoAnn Hall

I. Call to Order - The meeting was called to order at 1:10 p.m.

A. Minutes of last meeting should read July 17 vice July 10. Motion to approve the minutes with that correction, seconded, approved unanimously.

II. Old Business

A. President's Report

1. Marilyn B. has talked with Rymes but they are still waiting to hear from Keene Gas as to whether Rymes can use the same equipment. Re setting up dates for inspection, BOD agreed that in view of the delay, Marilyn should set up schedule for Keene Gas and then if the agreement with Rymes is formalized in time, simply switch the dates over to Rymes.

2. Noted there had been no solution to basketball hoop being left out but street parking has stopped. BOD agreed to let hoop matter drop.

3. Re work list for Tony: There are a number of things he wants to do all at same time—rotten wood, replacing lights, shingle repair, lamp replacement, etc. Agreed that he should buy two or three lamps so there would be some similarity in future replacements.

4. Moved to accept President's Report, seconded, approved.

B. Outstanding Issues

1. Proposed amendments: Received six more voting pages/proxies, for a total of 26 votes, which is two more than necessary to satisfy the 2/3rds-of-owner-votes requirement. (Note that two items were tabled at the Annual Meeting--Declaration Amendment #1 re removal of "slab" in defining unit boundary and By-law Amendment # 7 re additional annual fee for owners of sun rooms to compensate for additional maintenance.) With the addition of six more votes , all proposed amendments passed with the exception of By-Laws # 8 re changing "30 days" to "60" days" for BOD approval of owner request. With these new votes added, the president declared the Annual Meeting of September 19, 2001 closed. BOD approved. (Clerk's Note: This new information will be combined with data on the previous votes in the "Annual Meeting - Part I" minutes and will be recorded in summary form in "Annual Meeting - Part II.")

2. Rotted wood estimate. Estimate from Tony: \$25.00/hr/per man, ± \$600 for labor and ± \$150 for materials—i.e., ± \$750. All buildings involved to some extent. May get it all finished this fall, but if not, no great harm will befall. Marilyn will produce a list of specific places that need work. BOD approved Tony's estimate.

3. Street light on 202. No change in status—permission depends on whether Town approves taking over Long Hill Rd.

4. Takeover of Long Hill Rd. by the Town, which needs 100% approval by owners. BOD decided that talking with individuals who are now negative would be a good idea. Marilyn will provide list of people who would not sign petition approving turn over; Bill will talk to individuals, pointing out that in long run it would save all of us significant amount of money.

5. Fine policy. BOD approved policy as written. It is adopted as of Oct 8, 01 and will become effective Nov 8, 01. Will be sent out with next condo fee notices so owners will have time to comment if they so desire.