

**LONG HILL ESTATES AT PETERBOROUGH
BOARD MEETING
MINUTES
MARCH 21,2005
FORBUSH RD., DUBLIN NH**

The meeting was called to order at 10:50.am.

Present were Jane Morrissey, President; George Austermann, Director/Treasurer; Bob Price, Director; Lyn Campbell, non-voting Clerk; Lesley Loke, non-voting Financial Administrator; Ilene Sirois, non-voting Financial Administrator in training; and one unit owner.

MOTION by Bob Price, second by George Austermann: To accept the minutes of the Special Meeting of December 31,2004 as submitted. PASSED: All in favor

MOTION by Jane Morrissey, second by George Austermann: To accept the minutes of the Regular Board Meeting of February 11, 2005 as submitted. PASSED: All in favor

MOTION by George Austermann, second by Bob Price: To formally cancel the meeting, originally scheduled for October 20,2004 for the purpose of amending the by-laws.(This meeting was canceled by consensus via phone prior to the scheduled meeting date)
PASSED: All in favor

MOTION by Bob Price, second by Jane Morrissey: To confirm awarding the Pest Control Contract for 2005 to Bain Pest Control at a cost of \$1125.00. (This was agreed upon by the Board via phone and e mail on 2/16/05) PASSED: All in favor

NOTE: This contract allows unit owners, should they have inside pests, to call Bain on their own and the contractor will treat the problem at a cost of \$75. Should inside problems persist, Bain will return as many times as needed at no additional cost. The unit owner is responsible for the \$75 fee and must pay the contractor directly. This covers insects, bees, wasps, mice,etc. It does not cover termites, wildlife, birds, bats,etc.)Unit owners are not obligated to use this contractor.

MOTION: by George Austermann, second by Bob Price: To set the Informational Budget Hearing for May 16, 2005 at 7:00pm at Reynolds Hall, Concord Street, Peterborough NH. PASSED: All in favor

MOTION: by Jane Morrissey, second by George Austermann: To adopt a proposed operating budget for fiscal year 2005-2006 in the amount of \$91,581.88 predicated on a monthly fee of \$212 .PASSED: All in favor

MOTION: By George Austermann, second by Jane Morrissey:To authorize the president to call a Special Meeting of unit owners to be held on May 16,2005 at 7:45 pm at Reynolds Hall, Concord Street, Peterborough NH, for the purpose of authorizing the Board to borrow a sum of money not to exceed \$60,000, to be paid over a period not to

exceed 5 years to fund total main roof replacement on buildings #6 and #7 and to complete main roof replacement on Buildings # 4 and #5 during the 2005 roofing season. PASSED: All in favor

MOTION by Jane Morrissey, second by George Austermann: To amend Policy Resolution #03/04 Allowable Vehicles, passed on September 25,2004 as follows:In the last sentence insert the words ***and/or commercial*** after the word vehicles so that the sentence reads: ***Lettered, and/or commercial vehicles must be kept inside the garage.*** AND to amend the Amendment which changes the title of Policy Resolution #03/04 and defines vehicle size, passed on 10/09/04 as follows: In the last 2 sentences, insert the words ***and/or commercial*** following the word lettered in both sentences so they read: ***Only lettered and/or commercial vehicles must be kept inside the garage. Lettered and/or commercial vehicles used by service personnel engaged by owners may be kept outside while work is being performed.*** PASSED: All in favor

An Executive Session was held.

The meeting adjourned at 12:35 pm.

Respectfully submitted,
Lyn Campbell, Clerk