

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
BOARD MEETING MINUTES
MAY 23 ,2006
25 LONG HILL ESTATES 7:15 PM

Present were Greg Lawn, President; Glen Swanson, Director; Bob Price, Director; Jane Morrissey, Clerk

The meeting was called to order at 7:45 pm.

DISCUSSION and ACTION ITEMS:

A request for permission to replace certain windows and possibly alter a back wall to allow insertion of a window was received from a unit owner. The owner will be notified, in writing, of the known requirements at this time and the need for the Board to seek a legal opinion re: a portion of the request. The same owner requested a response re: an azalea bush and will be advised that anything pertaining to shrubbery is now under review

A letter was received from another owner re: replacement of dead shrubs that had been removed. The unit owner will be contacted and advised that anything pertaining to shrubbery is under review.

A written complaint was received re: an improperly parked car for an extended period of time. The offending owner will be contacted, in writing, with a copy of the appropriate section in the *Handbook* and be asked to remove the vehicle. The complaining party will be notified of the action.

A letter was received re: a diseased tree on a front lawn. That matter was already addressed with the landscaper and the unit owner.

A professional landscape consultant is scheduled to evaluate the plantings prior to removal and/or replacement of anything on the property. All shrubbery is under review at this time.

Drainage behind Building #9 will be investigated.

Tom Weeks will be contacted to get the name of a structural expert to assess the split roof support in Unit #10 and to address the appropriate manner of repair.

An assessment of road and driveway conditions will be sought from three companies in order to get a sense of "where we need to go" re: repair and/or replacement. Driveways are limited common area, therefore the unit owner has certain responsibilities as to their maintenance per the documents.

The condition and replacement of the sunroom roof of Unit #5 will be investigated.

A POLICY CHANGE RE: STEP SEALING was approved by consensus. Because most units require sealing in one given year, with very few in alternate years, it will be much easier for everyone if all are sealed during the same year. Therefore, the requirement for unit owner sealing of steps due this summer will be skipped and **ALL STEPS and FRONT ENTRYWAYS MUST**

BE SEALED BY THE UNIT OWNER, OR SOMEONE ON THE UNIT OWNER'S BEHALF, NEXT SUMMER (2007) ANYONE WHO CHOOSES TO SEAL STEPS THIS SUMMER MUST REPEAT THE PROCEDURE NEXT SUMMER. ONLY CLEAR SEALANTS ARE ALLOWED. THE AREA SHOULD BE CLEANED PRIOR TO SEALING.

A *Meet Your Neighbors Cookout* has been approved for Saturday, Sept 16th (Rain date, Sunday ,the 17th) MOTION by Greg Lawn, second by Bob Price: That the Board provide the following: Soft drinks, paper goods, hot dogs, hamburgers, rolls, condiments and a tent.
PASSED: All in favor.

BUDGET ITEMS:

MOTION by Glen Swanson, second by Bob Price: To adopt a budget in the amount of \$106,272 for Fiscal Year July 1,2006-June 30,2007. PASSED: All in favor

MOTION by Glen Swanson, second by Bob Price: To set the **monthly condominium assessment at \$246 per unit effective with the payment due July 1,2006.PASSED: all in favor**

A tentative date and time of June 13,2006 at 7:00 pm. was set for an informational budget hearing. The date is pending availability of the Board members.

The next Board meeting is scheduled for June 20,2006 at 7:15 pm.

The meeting adjourned at 9:50 pm.

Respectfully submitted,
Jane Morrissey, Clerk