

LONG HILL ESTATES CONDOMINIUM ASSOCIATION
Minutes of May 20, 2000 Special Board of Directors Meeting

Present: Marilyn Britton, Tom Forman, Rob Trowbridge (polled) .

Purpose of Meeting

To again discuss action regarding control of unit owner's dogs.

Call to Order

The meeting was called to order at 9:55 AM

Discussion of the Problem

This involved: the long history of attempts to control dogs in accordance with Article V, paragraph 7 (c), specific complaints over the years from so many owners on the subject of removing dog feces, barking in owners absence, and the apparent inability on the part of some to "take all steps necessary to prevent or discontinue any violations...(Bylaws page 17 paragraph 7), without incurring undue expenses.

Motion

It was moved, seconded and affirmatively voted to prohibit the introduction of any new dogs to the condominium as of this date and to allow dogs already here to stay, and continue to remind owners of the following in the Rules Book:

- "1. Dogs not to be permitted outside the Units unless they are accompanied by an adult person and carried or leashed.
2. Each Owner shall remove all excrement created by his dog or dogs."
3. Dogs to be walked as far away from units as possible..."

The underlined part of this motion is a further provision in the Rules for the control and regulation of household pets which the board of directors are authorized to enact.

Further Action

Since Rob Trowbridge could not attend the meeting he was polled and he concurred with this step. We also agreed to mail a notice of the above action to each owner with the June invoice.

One new prospective owner was exempted from the literal interpretation of this new rule as the sale of this unit was all but completed. A revised page 3 to accompany pages. 4 & 5 and Generator Policy will also be mailed to all owners.

Adjournment

The meeting was adjourned at 11:00 AM

Respectfully submitted

T. H. Forman
Thomas H. Forman
assistant clerk

**LONG HILL ESTATES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS**

**DATE: May 8, 2000
MEMO: To All Dog Owners
RE: BY-LAW REGULATIONS**

As some of you were unable to attend the Tuesday, May 2 dog-owner's meeting it was canceled, and we write the following in its place.

We have observed and it has been reported to us by several unit owners that dog excrement has been observed on Long Hill property; that dogs are barking in their owner's absence; that dogs are being walked too near the buildings; and that it appears some owners believe it is ok not to pick up after their pets if they are walked at the edge of our property.

As all these situations are expressly against our association rules; it was our intent to have a meeting with all of you; clear up any misunderstandings about these matters; have your group come up with a convenient time to meet for a spring 'clean-up' before any unit owners began walking around the grounds or our landscapers began mowing and seeding; and to have you be part of the solution by stating that you would agree to follow these rules.

We thank those of you who are walking your pet around the outskirts of the property, always picking up after your pet, and seeing that they are not a noise problem in your absence. We must have 100% compliance in following our association's dog owner rules.

If you have any additional suggestions for the board that would prevent this problem in the future; we would appreciate hearing from you.

Marilyn Britton, President

Thomas Forman, Clerk

Rob Trowbridge, Treasurer