

MINUTES
SPECIAL MEETING OF THE BOARD OF DIRECTORS
LONG HILL ESTATES
May 19, 2009
Unit 35

Opened: 5:00 pm. Present: Nancy Clarke & Ann Lammers. Later joined by Greg Lawn.

Resignation of association president:

The board has received a letter from Marilyn Britton, sitting president of Long Hill Estates condo association, dated 17 May 2009. In it Marilyn states that she is resigning immediately from the board, the office of president, and the office of acting clerk. Moved by Ann and seconded by Nancy: that we accept Marilyn's resignation. Motion passes. Ann will write a letter on behalf of the board, thanking Marilyn for her years of service and accepting her resignation with regret.

Appointment of director to fill vacancy:

To fill the vacancy created by a director's departure, as provided in by-laws, Nancy moves that we appoint Greg Lawn, immediate past president of the association. Ann seconds the motion. Greg has agreed to serve for a limited time, at least through annual meeting. Motion passes.

Selection of president pro tem:

Ann and Nancy suggest that Greg preside at annual meeting and serve as board president on a temporary basis. Greg accepts the office of president pro tem. Passed by consensus.

Other business:

John Norton's 2008-09 statement:

After reviewing statement from John Norton and letter from the treasurer, the following motion is made by Nancy and seconded by Ann: The treasurer is authorized to withdraw \$3,111 from the Capital Replacement fund toward payment of John Norton's bill, dated 17 April 2009, for maintenance jobs completed between 23 April 2008 and 10 April 2009, totaling \$4,467.50. (Remainder to come from operating account.) Julie to pay this bill in installments, half in May and half in June 2009. Motion to withdraw funds passes unanimously.

Note: Under John's contract, statements are to be submitted monthly. The board has already addressed this issue with him. Ann to call John, requesting his April statement and asking when pending maintenance requests will be dealt with, including promised repair of unit 21 window.

Further bills initialed for payment:

to Marilyn Britton, for petty cash reimbursement.
to Rainmaker, for yearly irrigation start-up.
to Travelers Insurance, for new Workers Comp insurance policy.

Meeting adjourned: 5:50 pm.

Respectfully submitted by
Ann Lammers
Director and acting clerk.