

Long Hill Estates Board of Directors Meeting
January 4, 2012
Unit #13 at 6:30 pm

1/18/12

The Long Hill Estates BOD meeting was called to order at 6:40 PM. Allen Hollander, Faith Hanson, Marcia Pettee, Julie Clattenburg, and Nancy Clarke were in attendance.

A motion was made and seconded to approve the minutes of the January 5, 2012 BOD and the vote was passed unanimously.

\$5,959.50 was voted on to be transferred from capital replacement account to checking account to cover Doug Payne work on roofs.

Moved, seconded, and passed unanimously to accept Julie's financial report for December 2011.

Per discussion with Allen, Doug Payne and Mark Cassidy (his roofing assistant) advised that the roofs should be raked two feet from the edge, when more than one foot of snow falls and the temperature remains below freezing and will not melt away on its own. The sunroom roofs will be treated similarly. Sunroom roofs can withstand five feet of snow and should not be shoveled in their entirety. Plastic roof rakes will be used for these snow clearing procedures.

We have renewed our condo insurance police for another three years with CAU through our agent, Hub International. The premium will reflect an approximate increase of 25% due in part to the two sizeable claims we sustained in 2010. Per our By-laws, a letter will be provided to each unit owner noting any changes to this renewed policy, and a receipt of acceptance will be obtained from the owners. In addition to this letter, there will be a copy of Hub's letter stating what each owner's individual insurance policy should include.

We have received an update on Unit #27 – on January 18, 2012 at 11:00 AM, a foreclosure sale with take place. Marilyn Britton at 924-6898 has agreed to be the Association's liaison with our attorney regarding this matter. Please address any questions you might have to Marilyn.

New Business

- Movie Trivia Night will is rescheduled to Feb. 18, 7.00 pm
- Unit phone and contact information will be updated and distributed
- The BOD approves that Ed Hampson will investigate the possibilities and practicality of long term improvements to Long Hill Estates; Trails and field management, Animals, Golf green, Realtor endorsement, Wood lot management are some ideas on the table.

There being no further business, the meeting adjourned 8:45 PM

Respectfully submitted,
Nancy Clarke, Clerk

Next BOD Mtg. will be held Tues, Feb. 14, 2012 at 6:30 PM @ Unit #13