

Long Hill Estates Board of Directors Meeting
December 5, 2011
Unit #13 at 6:30 pm

The Long Hill Estates BOD meeting was called to order at 6:35 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 October 27, 2011 BOD meeting. It was passed unanimously.

Julie distributed the financial reports for October and November 2011. It was moved, seconded, and passed unanimously to accept these reports.

Julie requested that two motions be made to transfer funds from the capital replacement account to the checking account for payment of the following:

1. \$700.00 for Matt Harwood's painting work on lower buildings' trim etc.
2. \$3,199.50 for roof repairs done by Doug Payne

Both motions were made, seconded, and passed unanimously.

Also, a motion was made, seconded, and passed unanimously to transfer \$405.60 from the working capital account to the checking account for the payment of a door replacement for an owner.

Julie informed the BOD that as of December 1, 2011, \$4,692.00 is owed to Long Hill Estates from the Torla Estate, Unit #27. Marcia will speak with Susan Tinnin of our attorney's office regarding the information on this unit, ie, lien, amount owed to us, and any sale being negotiated.

The unit data sheet has been updated and is in the process of being digitized.

Faith, Nancy, Deb Claffey and Sara Cox will discuss our gardens and the crabapple trees and an estimate will be asked for in order to make a decision on how to proceed. Also, Faith, Marcia and Nancy will discuss what we want to have done in the spring in each front garden.

The side gardens by units 4, 8, and 32 will be planted and maintained by the homeowners. JW Cox **will** trim the trees on the garage side of building #3. This issue will be revisited in the spring.

We will be renewing our Condo insurance with a 3 year policy at CAU. There will be an increase of approximately 25% in the premium, due to the two sizeable claims we had in 2010. CAU is rated an A+ company and our agent, HUB International is extremely knowledgeable and helpful.

Allen will circulate three holiday cards to residents for signatures and will include a monetary gift in each for JW Cox, Matt Harwood, and Doug Payne. We are fortunate to have them keep our buildings and grounds in such good shape and want them to know they are appreciated.

Doug is in the process of cleaning our gutters.

Allen will post a sign informing residents of what may and may not be put in the dumpster. Certain large items will need to be taken to the recycling center by our residents.

Our next social event will be held on Saturday, January 7th at 7PM at Unit #13. It is for all you movie buffs, a game called "Shout About the Movies." Allen has played it and reports that it is a lot of fun, so plan to join in and visit with your neighbors! Please RSVP to Allen if you are planning to attend or have any questions.

The meeting adjourned at 8:30 PM

Respectfully submitted,
Nancy Clarke, Clerk

Next BOD Mtg. will be held Wed., Jan. 4, 2012 at 6:30 PM at Unit #13