

LONG Hill Estates

Board Meeting

September 19, 2024

5:00 PM EDT

Ray opened the meeting at 5:03 pm with Community Comments – no minutes taken. Ray closed this portion of the meeting at 5:12pm.

1. Ray opened the BOD meeting at 5:12 PM and welcomed Beth, Maura and Lee to the meeting .

We reviewed the minutes of the August 18th meeting and as there were no corrections or additions Beth moved to accept the minutes as presented; Maura seconded the motion and the BOD voted unanimously to accept the minutes as presented.

OLD BUSINESS: COMPLETED SINCE LAST BOARD MEETING

2. Taxes prepared and submitted. Thank you to Barbara and Linda for preparing the information

3. Board thanks Mike and Patti Lindert for preparing the tennis court to include pickleball.

4. 'Thank You' letter sent to Brian and Eric Wall of Performance Fitness for mowing around the LHE entrance sign.

5. Maintenance contract with Doug Payne signed.

OLD BUSINESS: IN PROGRESS

1. Review crack sealing quotes received. Only one quote received to date. Maura attempt to get quotes from two additional companies.

2. Review Board and Treasurer Fidelity Bonding. Ray has not received response yet from the association's lawyer.

3. Door Replacement Committee: Maura will send email to all owners inviting them to be on the Committee. We are thinking of new doors and possibly new colors.

4. Chimney Inspections and Cleaning to take place Saturday, September 21. \$85 if no need to clean and \$100 if cleaning is required. Check or cash expected at time of service. Maura is coordinating data and COI

5. Dryer vent and inspection cleaning to be done on October 1st and 2nd. \$100 – check or cash expected at time of service. Maura is coordinating data and Certificate of Insurance.

6. Review and update the Capital Improvement documentation in the M&T Bank Safe Deposit box and the spreadsheet. (Ray and Beth are continuing to review this)

7. Contract for painting contractors (Maura is handling.)

8. By-law Changes (Ray sent an invitation to all unit owners.) Discussion followed regarding whether tenants should be invited to be on the committee. Finally decided they would be invited to state their

opinions but would NOT be allowed to vote. Unit Owners only will vote. Ray has only received answers from two units desiring Committee participation. Ray will try to get an informal conversation going at Fall gathering to spark some interest from other unit owners. Informal discussion of BOD members concerning issues surrounding any changes to by-laws i.e.: bank rules regarding number of rental units when people are seeking a mortgage; is there a difference between company housing and normal renting to others; limited to family members only; how many unrelated people can live together in a rental unit, etc. Other issue is changing the fiscal year.

NEW BUSINESS:

Planned September Tasks

1. Assess any pre-winter maintenance – Ray will discuss with Doug and JW
2. Email and post Fall Newsletter – Ray will take care of this

Planned October Tasks

1. Clean gutters (Doug) on buildings that need it - especially units 7, 8, & 9 after oak leaves are down.
2. Accomplish any pre-winter maintenance.
3. Make sure the BOD knows how to access a unit in an emergency. Review the LHE Confidential Contact list information.
4. Review snow removal expectations with contractor (Beth will handle this). Should BOD be texted by plowing contractor prior to his arrival for first plowing of a storm? Also, if/when sunroom edge scraping to be done? salt?, sand?, etc.

QUEUED BUSINESS

1. Patio settling and flooding. Tabled 7/18/24 for spring 2025 capital expense. It was decided Maura will get prices prior to 1/1/25. Expectation is that companies quoting will come and view problem areas prior to first snowstorm so they can give us a quote knowing exactly what the problems are. Tuck C., Unit #36 will be invited to be involved in discussions with quoting companies.
2. Improvement to entrance at bottom of hill tabled until 7/18/2025
3. Review of Capital Reserve Accounts – tabled 7/18/2024. Will review at the October meeting.

Ray made a motion to close the meeting at 5:39 pm EDT. Beth seconded, BOD voted unanimously to close the meeting and move into Executive Session.

Next meeting is 5:00 PM ET on 17 October 2024.

Respectfully Submitted,

Lee Charlton

Secretary