

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM**

**AGENDA  
SPECIAL MEETING  
MAY 16, 2005  
REYNOLDS HALL, CONCORD STREET  
PETERBOROUGH NH 03458**

- **ESTABLISHMENT OF QUORUM**
- **CALL TO ORDER**
- **MOTION BY BOARD OF DIRECTORS:** That the Board be authorized to borrow, from a recognized lending institution, an amount not to exceed \$60,000, to be repaid monthly by means of unit owner assessment, over a period not to exceed five (5) years, for the purpose of completing roofing of buildings #4 and #5, and reroofing buildings #6 and #7 during the 2005 roofing season.

**NOTE:** No other business may be transacted at a special meeting except that business for which the meeting is called..

*Mailed  
4/16/05*

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM  
MINUTES  
SPECIAL MEETING  
MAY 16, 2005  
REYNOLD'S HALL, PETERBOROUGH NH  
7:45 PM

ESTABLISHMENT OF QUORUM: 12 in person  
2 by proxy

CALL TO ORDER: 7:45 pm

MOTION BY BOARD OF DIRECTORS, SECOND BY ILENE SIROIS: That the Board be authorized to borrow, from a recognized lending institution, an amount not to exceed \$60,000, to be repaid monthly by means of unit owner assessment, over a period not to exceed five (5) years, for the purpose of completing roofing of buildings #4 and #5, and reroofing buildings #6 and #7 during the 2005 roofing season. PASSED: Unanimous

ADJOURNMENT: Motion by Betty Austermann 8:20pm.

Respectfully submitted,  
Lyn Campbell, Clerk

*Lyn Campbell, Clerk*  
*Joe Murrin, Pres.*

**SPECIAL UNIT OWNERS MEETING**  
**MAY 16,2005**  
**7:45 PM**  
**REYNOLDS HALL**  
**CONCORD STREET, PETERBOROUGH NH**

**A special meeting of unit owners will be held for the PURPOSE OF AUTHORIZING THE BOARD TO BORROW A SUM OF MONEY NOT TO EXCEED \$60,000, TO BE PAID FOR OVER A PERIOD NOT TO EXCEED 5 YEARS, TO FUND CRITICALLY NEEDED MAIN ROOF REPLACEMENT ON BUILDINGS # 6 and # 7 and to FINISH MAIN ROOF REPLACEMENT ON BUILDINGS #4 and #5 DURING THE 2005 ROOFING SEASON.**

**Information will be mailed to unit owners prior to the meeting. A vote will be taken.**

*posted  
3/25/05*

mailed  
4/16/05

**PROXY STATEMENT  
SPECIAL MEETING  
Long Hill Estates at Peterborough, a Condominium**

I/We \_\_\_\_\_ and \_\_\_\_\_  
of Unit # \_\_\_\_\_, being member (s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

\_\_\_\_\_  
(name)

\_\_\_\_\_  
(address)

for the purpose of establishing a quorum and for business scheduled to come  
before the Association at the Special Meeting of Long Hill Estates at  
Peterborough, a Condominium on May 16, 2005 at Reynolds Hall, Concord  
Street, Peterborough NH. This proxy carries full right for the proxy holder to  
cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies  
previously assigned; personal appearance at the Special Meeting will negate  
this proxy.

Date Signed: \_\_\_\_\_

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

\_\_\_\_\_

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit Address \_\_\_\_\_

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**PROXY STATEMENT  
SPECIAL MEETING  
Long Hill Estates at Peterborough, a Condominium**

I/We Amy V. Shaper and \_\_\_\_\_  
of Unit # 28, being member (s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

Jane Morrissey  
(name)

10 Long Hill Estates  
(address)

for the purpose of establishing a quorum and for business scheduled to come  
before the Association at the Special Meeting of Long Hill Estates at  
Peterborough, a Condominium on May 16, 2005 at Reynolds Hall, Concord  
Street, Peterborough NH. This proxy carries full right for the proxy holder to  
cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies  
previously assigned; personal appearance at the Special Meeting will negate  
this proxy.

Date Signed: 5-16-05

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature

\_\_\_\_\_

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit Address \_\_\_\_\_

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

**PROXY STATEMENT  
SPECIAL MEETING  
Long Hill Estates at Peterborough, a Condominium**

I/We Carole B. Reid and \_\_\_\_\_  
of Unit # 6, being member (s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the duly recorded legal instruments  
governing the community, do hereby grant my/our proxy to:

LHE Board of Directors  
(name)

Long Hill Estates, Peterborough, NH 03458  
(address)

for the purpose of establishing a quorum and for business scheduled to come  
before the Association at the Special Meeting of Long Hill Estates at  
Peterborough, a Condominium on May 16, 2005 at Reynolds Hall, Concord  
Street, Peterborough NH. This proxy carries full right for the proxy holder to  
cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies  
previously assigned; personal appearance at the Special Meeting will negate  
this proxy.

Date Signed: 4/18/05

*NOTE: In the event more than one individual's name appears on the deed,  
ALL such individuals must sign this proxy form.*

Unit Owner Signature  
Carole B. Reid

Unit Owner Signature  
\_\_\_\_\_

Unit Owner Printed Name  
Carole B. Reid

Unit Owner Printed Name  
\_\_\_\_\_

Unit Address #6 Long Hill Estates, Peterborough, NH 03458

*NOTE: Only this exact form may be used for a proxy from your unit. Copies  
will not be accepted.*

# Long Hill Est Condo Assoc Membership Sign In Roster

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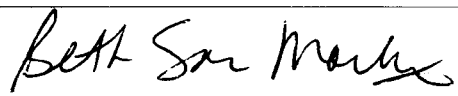

Meeting of May 16, 2005

Name	Address	Signature
Zbigniew Aleksandrowicz	19 Long Hill Estates Peterborough, NH 03458	
Elizabeth & George Austermann	29 Long Hill Estates Peterborough, NH 03458	<i>Elizabeth Austermann</i>
Carl J. & Marilyn A. Britton	16 Long Hill Estates Peterborough, NH 03458	<i>Marilyn A. Britton</i>
Madolyn Campbell	24 Long Hill Estates Peterborough, NH 03458	<i>Lyn Campbell</i>
Julie Clattenburg	31 Long Hill Estates Peterborough, NH 03458	<i>Julie Clattenburg</i>
Whitney K. Cross	63 Shady Lane Hancock, NH 03449	
Carl & Dorothy Doane	3 Long Hill Estates Peterborough, NH 03458	
Miriam A. Gibbons	11 Long Hill Estates Peterborough, NH 03458	<i>Miriam Gibbons</i>
Alice Goodwin	30 Long Hill Estates Peterborough, NH 03458	
Bette & Donald Greene	45 Church Street, Suite #1 Boston, MA 02116	
JoAnn Hall	32 Long Hill Estates Peterborough, NH 03458	<i>Jo Ann Hall</i>
Patrice & Jonathan Hampson	719 Wilton Road Peterborough, NH 03458	
Allen Hollander	13 Long Hill Estates Peterborough, NH 03458	<i>Allen Hollander</i>
Philip & Bridget Jasper	35 Long Hill Estates Peterborough, NH 03458	
Pamela Jordan	22 Long Hill Estates Peterborough, NH 03458	
Sandhya Kale	149 Kimball Road Hancock, NH 03449	
Margaret & Chris Kellogg	21 Long Hill Estates Peterborough, NH 03458	<i>Mr. &amp; Mrs. C. Kellogg</i>

# Long Hill Est Condo Assoc Membership Sign In Roster

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Meeting of May 16, 2005

Name	Address	Signature
Gregory & Selma Lawn	P.O. Box 426 Peterborough, NH 03458	
Mary Lou Miley	20 Long Hill Estates Peterborough, NH 03458	
Martha Mixson	4 Long Hill Estates Peterborough, NH 03458	
Monadnock Dev Servs	ATTN: Alan Greene, 121 Railroad Street Keene, NH 03431	
Jane R. Morrissey, Trustee	10 Long Hill Estates Peterborough, NH 03458	
Evelyn Morrisson	8 Long Hill Estates Peterborough, NH 03458	
Leonard & Bessie Myhaver	36 Long Hill Estates Peterborough, NH 03458	
NH Ball Bearings Inc	c/o Donna Marcin, 175 Jaffrey Road Peterborough, NH 03458	
Virginia G. Peterson, Trustee	P. O. Box 775 Peterborough, NH 03458	
Robert & Martha Price	14 Long Hill Estates Peterborough, NH 03458	
Carole B. Reid	47 Kendall Road Keene, NH 03431	
Todd Robinson & Bone Fish	c/o SCS Financial, 610 Lincoln St., Suite 200 Waltham, MA 02451	
Brenda L. Salmonson	15 Long Hill Estates Peterborough, NH 03458	
Bethann SanMartino	1 Long Hill Estates Peterborough, NH 03458	
M. Iline & Roger Sirois	26 Long Hill Estates Peterborough, NH 03458	
Glen & Annagreta Swanson	9 Long Hill Estates Peterborough, NH 03458	
Ann Thayer	28 Long Hill Estates Peterborough, NH 03458	



## Meeting of May 16, 2005

Handwritten: 7/16/05

PROJECTED COST OF \$60,000 LOAN FOR ROOF REPLACEMENT

MONTHLY LOAN PAYMENT FOR ASSOCIATION

T E R M     Y E A R S	I N T E R E S T   R A T E					
	7%	7.25%	7.50%	7.75%	8%	
	2	\$2,686.35	\$2,693.16	\$2,699.98	\$2,706.80	\$2,713.64
	3	\$1,852.63	\$1,859.49	\$1,866.37	\$1,873.27	\$1,880.18
	4	\$1,436.77	\$1,443.74	\$1,450.73	\$1,457.74	\$1,464.78
	5	\$1,188.07	\$1,195.16	\$1,202.28	\$1,209.42	\$1,216.58

MONTHLY COST TO EACH OWNER

T E R M  I N  Y E A R S	I N T E R E S T   R A T E					
	7%	7.25%	7.50%	7.75%	8%	
	2	\$74.62	\$74.81	\$75.00	\$75.19	\$75.38
	3	\$51.46	\$51.65	\$51.84	\$52.04	\$52.23
	4	\$39.91	\$40.10	\$40.30	\$40.49	\$40.69
	5	\$33.00	\$33.20	\$33.40	\$33.59	\$33.79

Example of a five year loan for \$60,000 at 7.5%

Cost to Each Owner of Lump Sum Share      Cost to Each Owner of Loan\*  
\$60,000 divided by 36 owners = \$1,667      60 payments of \$33.40 = \$2,004

\*Includes interest of \$337 spread over 5 years (\$5.62 per month).