

LONG HILL ESTATES OWNERS ASSOCIATION
Association Meeting
September 21, 1997
3 pm

PRESENT: Tom & Monica Forman #21, George & Bette Austermann #29, Amy & Glenn Myhaver #14, John Spooner #27, Maureen Humphrey #22, Carolyn LaBossiere #35, Marsha Pettee #28, Hazel Hafeli #8, Ray Goodyear #32, Midge Gibbons #11, Dick Davenport #5, Richard White #23, Paul & Helen Liscord #25, Peter & Julie Medico #3.

The meeting convened at 3:00 pm and introductions were made around the table with a very good representation of owners present.

Tom began the meeting by explaining that it will be considered our annual meeting of the new fiscal year after we obtain approval from the IRS. The Board made application to have the fiscal year changed from beginning January 1st and ending December 31st of each year to beginning July 1st and ending June 30th of each year with 1997-1998 being the first such year. All forms were filled out properly and filed on time but the IRS was too slow for us to have approval at this time. John Spooner was available to give details of this but nobody requested them.

Additionally it had only been brought to the attention of the Board of Directors two days prior to the meeting that the meeting date, as defined by the By-laws, may have to be changed which requires a By-law change. Both items are being worked on by the Board of Directors so that the meeting as called must be considered an Association Meeting until both items have been resolved. Tom stated that we have every reason to think that this will be the case. He also said that it will have to be determined whether this will be a good time to attempt to simplify the By-laws. There was some discussion and the point was brought up that doing more than one simple change may become rather involved. This was noted.

Amy reported that 16 absentee ballots (including 7 from Woodmaster who could not be represented at the meeting) were available, thus assuring a quorum for voting a director. She also read a letter from Lee Bruder who expressed regret for not being able to attend in person (the first time since the Association was started), Lee also included a proxy statement for any vote taken during the meeting in addition to his absentee ballot for voting for a director. Lee made very complimentary remarks about the Board's, and in particular, Tom's, efforts and progress.

The minutes of the April 13th Annual Meeting were then unanimously accepted as written as well as the President's report and Treasurer's report.

John Spooner gave the financial report as well as handed out income statements. He reported that our financial situation is good while emphasizing the need to build our Capital Reserve fund. A discussion followed with a 100% show of hands in favor of raising monthly maintenance fees in order to do so. This method was much preferred over being given special assessments for big expense items like painting of the buildings, roofing of main buildings, sunroom roofs, etc. The Board felt encouraged by the great input from owners and will take this into consideration when setting the condo fee at their monthly meeting.

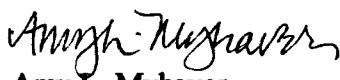
Under old business, Tom tried to start a dialogue on the subject of more involvement in Association business. He encouraged owners to run for director and to offer their help in managing the condominium. There was little input from anyone but Tom's "plea" was heard. Tom further reported that the street lights are now all functioning along the approach road. He also reported that of the six leaking sunrooms, three had been rebuilt and that we hope to have all six done before winter sets in. The workmanship on the main part of the roofs of our buildings is poor and requires frequent repairs. The Directors have found that the poor quality of the roofs and the equally poor workmanship will necessitate substantial outlays of funds for both repairs and premature replacement of entire roofs.

Under new business, Amy Myhaver was unanimously elected to be Director of the Association for a term.

Under other business, the group discussed the use of the dumpster as opposed to discontinuing its use as suggested by Tom Forman. A unanimous show of hands indicated preference in keeping the dumpster but with hopefully less visibility by fencing it in or relocating it. Some sentiments to have some recycling options at the condominium were also expressed. Glenn Myhaver volunteered to look into this matter and report back to the Board of Directors.

Several people requested keys for the tennis court. Tom promised to have copies made and asked people to procure the keys from him.

John Spooner reported a \$40 per unit quote to add earthquake insurance to the condominium's policy. Paul Liscord stated that he worked for years as an actuary in the insurance business and knew the statistical probability of a damaging earthquake in this region was very minute. Meeting adjourned at 4:45 pm.


Amy L. Myhaver,
Director/Secretary