

LONG HILL ESTATES CONDOMINIUM ASSOCIATION

Minutes of Board of Directors Meeting

November 8, 1995

A Meeting of the Board of Directors of the Long Hill Estates Condominium Association was held on Monday, November 8, 1995 at 15 Long Hill Estates, Peterborough, NH.

Present: Directors Marilyn Strutton, Tom Brown and S. Bob Loveland did attend. Director of Gardening Michael C. Davis-Jones representing the Forest and Mark Verdiacourt representing True Green ChemLawn were present for the landscaping part of the meeting.

Absent: None

Call to Order

The meeting was called to order at 7:00 p.m. by Marilyn Strutton.

Review Approval of Minutes

(October 12, 1995) Amendments

After discussion a Motion was made and seconded that the minutes be accepted as the amendments requested were complete and detailed in the 10-26 minutes. All in favor. Motion passed.

Old Business

a) and finalized their own Year 2000 contracts.

b) winter and summer contracts with T.L. Lush were discussed.
i) A bid was prepared for the summer contract to be provided for business preparation purposes. Contract award deferred.
ii) The winter contract was accepted with one addition:
Snow plow damage at no cost will be repaired in spring and included in bidding.

c) Extra expenses were reviewed as follows:

Category	Amount
pine tree lcs or limb trimming	\$ 85.00
completely pine tree trimming	\$ 352.00
cutting back brush, loam and seed at upper Long Hill Rd	\$ 356.00

2000	
tennis court walls lowered, seeded	\$ 635.00
remove worn sprinkler heads	\$ 950.00

It was moved, seconded and unanimously approved to accept the winter contract including the above referenced expenses. The contract was then signed by Marilyn Strutton.

d) The fertilization bid was reviewed. A Motion was made and seconded to award the contract to TrueGreen ChemLawn. All in favor. Motion passed.

and Work in Inletage sewer system and is starting completion. Marsh reported that the preferred treatment structure will be the removal of the areas which the truck repair to the sewer system had cut open by the end of the month. He also reported that although the trucking of the runoff from the sewer to the culvert toward 91-162 had been completed, the road had not been returned to its original condition where the excavation had traversed. The sewer was left in loan and a "sliding" was agreed to in order to keep to re-cut the sidewalk.

Action: Cardiff to advise the town of Mars and assist them to complete the "sliding".

Properties Questions

(a) Definition of an "opposed"

Cardiff had investigated whether the definition of common property and unit owners property regarding pipes within the units as previously worked in the bylaws. It followed the by-laws to be correct.

(b) Sixth and seventh amendments to the by-laws sections 7A and 7B by the description of the property. Utilization has indicated that Cardiff has investigated it and reported that the definition of the Condominium at the Sub-division's General was correct and had been updated in the 1990's. Cardiff has record of this at the Mississauga, Ontario, Registry. Action: Cardiff will do other. May 1, 1996. First let take care of this.

(c) Second Month Management reports on problems for Oct., 1995. The same documents deals with collection of rental parking - equal funds and satellite dishes. Missing out of documentation for a "mail-in" one of all owners had been proposed. The decision was made to have Cardiff draft the documentation for the December Board meeting to review prior to mailing. Action: Cardiff will provide the documentation for the December Meeting to the Board of Directors.

Insulated insulation report

There was further action of the request presented in October to allow installation of stand-by generator to serve units 15, 16, and 17. After reviewing a Motion was made and seconded to approve the insulation as presented, provided that all associated expenses and liability is assumed by the referenced unit owners and that all installation instructions are precisely followed. After some Motion passed. Action: Cardiff will create the necessary by-laws documents.

Rules of the by-laws update

After considerable discussion and clarification as to the purpose of this booklet, it was decided that this will be done as expeditiously as possible and represent a somewhat preliminary version to be refined and improved in successive versions. Action: The Directors will present our edited copy to Cardiff for printing and distribution at the January association meeting.

Newsletter

This item was deferred until spring 2000.

Clip-and-front bulletin board

Cardiff has ordered such a board which will cost no more than \$300+ installed by the fall issue. A Motion was made to ask Cardiff to procure this item and have it installed. Motion was seconded. All in favor. Motion passed.

Action: Cardiff proceeded with this.

Brief Discussion of Business Association Records in Peterborough

This item was deferred indefinitely.

New Business**Capital Reserve Analysis Report**

Cal provided copies of this report to the Directors for their study and had us present the report with a brief discussion.

Budget Work

Cal handed out a draft of the Pre-budget - Discussion of this item followed during which Cal made a few changes. The draft, as marked up in this manner was left with the Directors for them to work on the preliminary budget to be discussed at the December Meeting.

Management Report

Cal handed out the Consolidated Balance Sheet and the Monthly Management Report by staff on the part of the Directors.

Other Business

None.

Management Report Presented

Cardiff handed out all of prepared financial reports for the month ending October 31, 1999. The management report was also provided by Cardiff.

Adjournment

Meeting adjourned at 7:30 pm.

Next Board of Directors Meetings

December 8, 1999 7:30 pm

Respectfully submitted,

Tom Forman, Clerk

11-8-00

Date