



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION
2010 ANNUAL MEETING MINUTES
Wednesday, October 27, 2010

DIRECTORS PRESENT:

Mark Wheatley Rick Balboni Al Reilley Elaine Reid Claire Azzalina

GREAT NORTH PRESENT:

Barry Heller

The Annual Meeting of the Unit Owners of the Country Hill Estates Condominium Association was held at the Holiday Inn, Nashua, NH. The meeting was called to order at 7:15 p.m. Great North Management was represented by Barry Heller.

A motion was made to waive the reading of the 2009 Annual Meeting Minutes. David LaFrance of 14 Brussels objected. However, by a show of hand vote, those in attendance voted to waive the reading of the minutes.

PRESIDENTS REPORT

1. Budget Division Clarification — the following are the only two categories allowed by New Hampshire law.
 - a. Operating Budget" equals dollars required for day-to-day operation.
 - b. "Reserves" equal dollars budgeted to savings for future capital improvements.

Tyler Robinson, 7 Brussels Dr, made a motion that any discussion on specific projects be tabled until later in the meeting. This was seconded by Rick Balboni, and by a show of hands agreed to by the attendees.

2. Accomplishments

- a. 86 porches should be completed by this winter with 51 left to do. Twenty will be done next spring and 20 in the fall. Completion expected in 2012. Original rear porches will then be done.
- b. Tennis court steps were replaced. Half of the timber walls were replaced, and the remainder will be done next year.
- c. About 300' of fence on the high school side of the property was repaired.
- d. Extensive repairs were made to the pool, including replacement of all exterior plumbing and a new filtering system. These repairs have reduced operating costs.
- e. Morin's has provided an updated plant list and a sample plan for each style unit.

3. Delinquent Accounts

Progress has been made in regards to delinquent accounts. Currently there are two unit owners who refuse to pay their monthly fees. A third has been making payments, but not getting caught up on past due amounts. All others have either gotten caught up or are on repayment plans.

4. Great North Property Management

Performance was lacking in 2010. A new property Manager, Barry Heller, has been appointed, and to date the level of service has dramatically improved. BOD was able to obtain a reduction in management fees.

5. Areas Requiring Improvement

Communications and community oversight.

6. Wells

BOD will investigate the feasibility of bringing well at the rear of the property on-line to reduce water usage with Pennichuck.

7. Siding

Two units will be sided this fall by two separate vendors. Shutters will be replaced on the front of a unit only. Side and back can be done at unit owner's expense.

8. Roads

A reserve study done in 2008 identified 2014 as the year roads might need to be replaced. A motion was made by John Cole, 20 Jamaica, to establish a committee to investigate required improvements and report back to the BOD. This was seconded by Rick Balboni, and passed by a show of hands. Note: John Cole, 20 Jamaica; David LaFrance, 14 Brussels Dr; Jim Tomaszewski, 6 Brussels Dr; and Mike Mondazzi, 4 Fenwick St signed up to serve on this committee.

9. Reserve Items

Porches (front and rear), timber walls, high school fence, pool entry system, tennis court resurfacing, siding, and roads are currently items forecasted for use of reserve dollars.

10. Landscaping

Rick Balboni is working with landscapers/tree companies to establish an on-going plan for trimming and removal of overgrown trees.

11. Minutes

A motion was made by Bill McShea, 8 Jasmine Dr, to post monthly minutes on the website. Tyler Robinson, 7 Brussels Dr, seconded the motion. John Cole, 20 Jamaica Ln, requested motion be modified to monthly minutes be posted to a secure site on the website subject to state of New Hampshire laws. This was seconded by Rick Balboni and unanimously agreed to by a show of hands. Bill McShea, 8 Jasmine Dr, made a motion to mail a copy of the minutes to anyone who might not have computer access. This was seconded by Mark Wolff, 5 Jasmine Dr, and unanimously agreed to by a show of hands.

VOTING

Three board seats were up for election. Rick Balboni, Al Reilly, Jim Tomaszewski, and Mark Wheatley were on the ballot.

Results: Mark Wheatley 55 votes; Al Reilly 52 votes; Rick Balboni 48 votes, Jim Tomaszewski 12 votes. Three ballots were void.

1. IRS ruling 70-604

Barry Heller explained that the ruling allows the Association to carry over surpluses on Association books and to allow our account to file the Association taxes in the method best suited for the Association to minimize our tax burden.

The motion passed with an all in favor show of hands. IRS Ruling 70-604 was unanimously approved.

Bill McShea, 8 Jasmine Drive, made a motion to adjourn the meeting. Bob Iwicki, 6 Timothy Drive, seconded the motion. The Annual Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Elaine Reid, Secretary
Board of Directors
Country Hill Estates