



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

2012 ANNUAL MEETING MINUTES

Thursday, October 24, 2012

DIRECTORS PRESENT:

Mark Wheatley Rick Balboni Al Reilley Elaine Reid Barry Hallenbeck

RESOLUTION PRESENT:

Cindy Carroll

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 7:05 p.m. Resolution Property Management, LLC, was represented by Cindy Carroll

A motion was made by unit owner at 8 Trocha Street to waive the reading of the 2011 Annual Meeting Minutes. This was seconded by unit owner at 6 Jasmine and by a show of hands agreed to by all present.

PRESIDENTS REPORT

1. Capital Improvements 2011
 - a. Front porch replacements done except for: delinquent units; replacement of decking material used in initial phase; and replacement of steps on some ranch style units not previously done.
 - b. Fence work behind Jamaica completed.
 - c. Five units were re-sided with a 6th unit currently being started.
 - d. Pump was added to existing well reducing water consumption by approximately 50%.
2. Financial Update — on track. Fee for 2013 will be increased by \$10/month.
3. Delinquent Accounts
 - a. 7 delinquents in 2011 — 4 delinquents in 2012
 - b. \$33,000 in delinquent accounts collected — \$40,000 written off.
4. Fire Update — 11 Brussels Drive
 - a. Charles Smith has refused to remove personal goods from unit.
 - b. December 2012 court date has been set to get a judgment allowing CHECA to remove personal goods from the unit.
 - c. Foreclosure sales have been scheduled since July but continue to be postponed.
5. 2012 Plan
 - a. Finish front porches
 - b. Continue with fence restoration on west side of property.
 - c. Continue re-siding doing 6 units.
 - d. Complete removal and replacement of timber walls.

POINTS OF DISCUSSION

1. Landscaping
 - a. Irrigation — improvements will continue to be made in targeted areas.
 - b. Landscaping — will focus on common areas in 2013 while continuing to aggressively prune unit perimeters.
2. Maintenance Issues
 - a. Power washing — need to be more aggressive.
 - b. Windows — will not paint rotted windows and may stop painting all windows.
 - c. Rear porches — 50 original porches still remain. Will be aggressive with repairs.
3. Roads
 - a. Establish cost and select a contractor in 2013.
 - b. Work with contractor to determine sequence, timing and scope of project.
 - c. Current proposal is project will be done over a two-year period.

4. Unit Re-Siding
 - a. Motion made by a unit owner at 3 Jamaica Lane to keep re-siding lottery policy as is (windows need to be replaced in order for a unit to be placed in the lottery). This was seconded by unit owner at 17 Brussels Drive and passed by a show of hands vote with 5 dissenting.
 - b. Motion made by unit owner at 20 Jamaica Lane and seconded by unit owner at 4 Meghan Drive to hold unit selection lottery during the Annual Meeting.
 - c. Lottery results
 - i. Units chosen: 12 Fitzpatrick Circle; 15 Fenwick Street; 3 Jamaica Lane; 3 Tracey Street; 3 Trocha Street; and 7 Falls Grove Road.

IRS RULING 70-604

A motion was made by unit owner at 10 Brussels Drive, and seconded by unit owner at 11 Amalia Drive, to approve the accountant to utilize the provisions of IRS ruling 70-604 and adopt the following resolution:

Resolution of the Country Hill Estates Condominium Association regarding excess membership income applied to the following year's assessment:

Whereas, the Country Hill Estates Condominium Association is a New Hampshire Corporation duly organized and existing under the laws of the State of New Hampshire and,

Whereas, the members desire that the association shall act in full accordance with the rulings and regulations of the United States Internal Revenue Service,

Now, therefore, the members hereby adopt the following resolution by and on behalf of the Country Hill Estates Condominium Association: Be it resolved, that any excess of membership income over membership expenses for the year ended December 31, 2012, shall be allowed application against the subsequent tax year member assessments as provided for by IRS Revenue Ruling 70-604.

An affirmative vote for this ruling allows the Associations tax accountant to carry over year end surpluses on the association books and use the method best suited to minimize the Association tax burden.

The motion passed by a show of hands; all in favor.

NEW BUSINESS

1. Proposal
Tyler Robinson, of 7 Brussels Drive, proposed that a Committee be established to draft guidelines for the proper installation and maintenance of solar generation equipment by unit owners in CHECA.
He suggested that these recommendations be delivered to the Board by January 31, 2013, and acted upon in a timely manner.
 - a. Proposal seconded by unit owner at 3 Brussels Drive and agreed to by a show of hands

Mark Wheatley, 14 Fitzpatrick Circle, made a motion to adjourn the meeting. Dot Walker, 8 Trocha Street, seconded the motion. The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Elaine Reid, Secretary
Board of Directors
Country Hill Estates