



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, April 25, 2012

DIRECTORS PRESENT:

Rick Balboni Al Reilley Barry Hallenbeck Elaine Reid

RESOLUTION PRESENT:

Cindy Carroll

MORIN'S LANDSCAPING PRESENT:

Paul Van Blarigan

Paul answered questions regarding the proposal to put the existing artesian well on-line and use well water for half of the irrigation system; possibly the entire system.

IRRIGATION

- A. Volume & Quality
 - 1. Existing artesian well — Volume and quality have been confirmed by Capital Well. Numbers from the testing done by Capital indicates water from the well may cover the majority of the property
 - 2. **CLARIFICATION** — some owners may remember that many years back, water from dug wells on the property was used for irrigation. The dug well water contained minerals that stained buildings and vegetation. The use of water from the dug wells was immediately discontinued. The well we had tested is an artesian well (drilled well) not a dug well.
- B. Responsibility
 - 1. Capital Well — would be responsible for providing the pump to be used in the well and connecting the well to the irrigation system.
 - 2. Morin's — would be responsible for the connection of the well to the irrigation line. Initially, Morin's would shut off approximately ½ of the system to see if the well can adequately cover that portion of the property. Assuming this is successful; additional sections of the system would be isolated until capacity is determined using the optimum running time of 30 minutes per day per zone. (Amended — **Source**. Meeting Minutes, May 23, 2012.)
- C. Final Quotes.
 - 1. Cindy will solicit a final proposal from Capital Well that will address whether their current proposal includes piping from the well-head to terminate inside the existing pump house.
- D. Compliance with CHECA Documents.
 - 1. Cindy will also draft a letter and ballot which will be sent to unit owners describing the project (i.e. cost, savings, and pay back schedule) asking for their approval so project can be started as soon as possible. Sixty-nine (69) affirmative votes will be required.

When Paul left, the board meeting was called to order at 6:08 PM. Al made a motion to accept the March 2012 minutes. This was seconded by Barry and agreed to by all.

FINANCIALS

- A. Al reviewed current financials with Cindy. There are still some minor discrepancies that Cindy will review with the bookkeeper and correct as required. Al will be available for consultation.

OLD BUSINESS

- A. Pool House.
 - 1. Cindy will contact Cornerstone Painting to have them repaint the floor at no charge after the plumbers fixed the drain; the painters were responsible for blocking the drain with epoxy.
 - 2. O'Leary Pool has repaired pump leakage by replacing an interior pump gasket.
 - 3. Cindy will contact Haley's Cleaning service regarding cleaning the pool house this season. Weekly service will be requested for Monday and Thursday.
- B. Pressure Washing — completed.

- C. Tree Work — cleanup has been completed.
- D. Fence Cleanup — Morin's is scheduled to do this cleanup.
- E. Yearly Unit Painting — Cindy will contact Cornerstone Painting to see when this will be started.

RULE VIOLATIONS

- A. Decks — Cindy has sent letters to unit owners who need to do maintenance on their enlarged decks. She will check several of the decks on her April 30th walk through.
- B. Trash Cans — Cindy has sent letters to unit owners who improperly store their trash receptacles.
- C. Commercial Vehicles — Cindy has sent letters to the two (2) unit owners who are in violation of this rule.

The May board meeting has been scheduled for Wednesday, May 23rd at 5:00 PM.

Rick made a motion to adjourn the meeting. This was seconded by Barry and agreed to by all.
Meeting adjourned at 6:57 PM.

Respectfully submitted,

Elaine Reid, Secretary

Board of Directors
Country Hill Estates

Executive Session not published on web site.