



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES  
Wednesday, May 23, 2012

DIRECTORS PRESENT:

Rick Balboni                      Barry Hallenbeck                      Elaine Reid                      Al Reilley                      Mark Wheatley

RESOLUTION PRESENT:

Cindy Carroll

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The board meeting was called to order at 5:01 PM. Mark requested that the April Minutes, under IRRIGATION, A. 2., be changed to read "connection of well to the irrigation line". Rick made a motion to accept minutes as amended. This was seconded by Barry and agreed to by all.

FINANCIALS

- A. Approximately \$14,700 will be received from outstanding accounts. Mark made a motion to apply this money to the reserve account. This was seconded by Rick and agreed to by all present.

OLD BUSINESS

- A. Pool House.
  - 1. Cindy to contact vendor to make sure door locking system programmed for May 25 opening.
  - 2. Cindy to review delinquent list to make sure no FOB's are authorized.
  - 3. If monthly fee is late, pool privileges will be immediately suspended.
- B. Painting
  - a. Weather has delayed start of painting.
  - b. Cindy to remind/request Cornerstone to
    - i. paint pool house floor
    - ii. paint pool house doors
    - iii. paint CHECA's garage door
    - iv. stain the pressure treated steps on the sunny side of Brussels Dr., McTavish Dr., and Fitzpatrick Circle
- C. Well Project.
  - a. Cindy to monitor the mail and advise BOD of the running count.
  - b. If necessary, calls or visits will be made to Unit Owners who have not voted.

NEW BUSINESS

- A. Attic Mold at 6 Timothy Drive — unit owners assume CHECA will pay the cost of removing the mold that they discovered in their attic.
  - 1. After due consideration of the information presented by the unit owners and the Board's interpretation of the Association's documents, the Board rejected the idea that it was the communities responsibility to remove the mold.
  - 2. Additionally, a professional contractor that examined the attic was critical of the ridge vent and suggested that it could be altered to work more efficiently. Therefore, Al made a motion to replace the ridge vent. This was seconded by Barry and agreed to by all.
  - 3. Cindy will communicate the decision to the unit owners.
- B. Yard Sale — Cindy has received a couple of inquiries relative to a community yard sale. If a resident will volunteer to organize and run the sale, the Association will provide the signs. Anyone who is willing to volunteer to organize and run the sale should contact Cindy.
- C. Ranch Style Units — when the original porches were upgraded, the front steps were not replaced on some units. If our reserves permit, some unit steps will be done this fall and the balance next year.
- D. Joell's Outdoor Services — Cindy to talk with Wayne about painting the speed bumps and sign posts when he is on site for asphalt repairs.

**LANDSCAPING**

- A. Stumps have been ground
- B. A bush that was damaged in the October storm which was planted by a unit owner on Amalia Drive was removed by Morin's. Unit owner should be charged for removal.
- C. Revisit Morin's contract and be more specific about areas of responsibility
- D. Review landscaping requirements street by street

**DECKS**

- A. 8 Scarborough Drive — needs to fill out form
- B. 15 Brussels Drive — fill out form to change color
- C. 5 Edis Lane — current color is not acceptable
- D. 7 Edis Lane — Cindy to contact unit owner and advise that deck needs to be repaired and painted by May 31st. If not done, Association will arrange for the repairs and painting and have charges posted to unit owner's account.
- E. Does the Association need to come up with standard colors for future decks?

The June board meeting has been scheduled for Wednesday, June 27th at 5:00 PM.

Rick made a motion to adjourn the meeting. This was seconded by Elaine and agreed to by all. Meeting adjourned at 7:40 PM.

Respectfully submitted,

Elaine Reid, Secretary

Board of Directors  
Country Hill Estates

Executive Sessions are not published.