



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, May 22, 2013

DIRECTORS PRESENT:

Rick Balboni Barry Hallenbeck Elaine Reid Al Reilley Mark Wheatley

RESOLUTION PRESENT: MORIN'S LANDSCAPING

Cindy Carroll Paul Van Blarigan

Meeting was called to order at 5:02 p.m. Al made a motion to accept the April minutes. This was seconded by Rick and agreed to by all.

FINANCIALS

- A. Reserves
 - 1. Al and Cindy to investigate moving some money to a higher earning interest account.

LANDSCAPING

- A. Irrigation repairs 85% done – about ½ day still required to complete
 - 1. Piping on Fenwick Street and Falls Grove Road was damaged during paving.
 - 2. Pump house in good working order.
 - 3. Irrigation clocks have been set to run longer and run every day due to the dry weather. Timers will be reset in a couple of weeks.
- B. Restoration of driveway and roadway edges will begin once irrigation repairs are completed. Areas on Country Hill Road and Fenwick Street will need to have the grade lowered. Any excess fill should be deposited behind 14 Fenwick Street.
- C. Mulching is underway and will be completed ASAP.
- D. Invasive weeds need to be removed from several locations.
- E. Left over fill from paving project will be used to fill in sink hole behind 12 Brussels Drive and other area that need to be restored.
- F. Shrubs should be pruned sometime between June 30 and July 31.

OLD BUSINESS

- A. Painting.
 - 1. Barry, Elaine, and Rick expressed their dissatisfaction with the performance of Cornerstone Painting.
 - 2. Elaine to check quote against actual work performed.
- B. Pool — ready to open Memorial Day weekend.
- C. Snow Removal — Cindy to check with Wayne about removing his tractor from the property and signing the 2014 contract.
- D. Rules — Elaine made a motion to accept and issue revised rules. This was seconded by Rick and agreed to by all. Al will post to web-site. Once this is done, unit owners will be advised via the web-site, email, and a posting at the mail house.
- E. Siding
 - 1. Unit owner at 3 Trocha Street still has not relocated wires on exterior of unit.
 - 2. Sider advises ornamental tree and some bushes need to be removed prior to re-siding. Rick will look at both and advise Cindy what needs to be done and Cindy will communicate issues with unit owner.

MAINTENANCE ISSUES

- A. 3 Jamaica Lane — unit owner to be advised birch tree (planted by unit owner) is full of bugs and needs to be removed.
- B. Pot holes still need to be patched.

ROAD REPAVING — PHASE I

- A. Communication Issues
 - 1. Hudson Paving should be asked to have one point of contact on the property, and this person is the only one authorized to give out information to unit owners.
 - 2. Unit owners should be advised to only communicate with Cindy or authorized Hudson person.
 - 3. Daily schedules need to be explained in more detail.
- B. Survey
 - 1. An anonymous survey has been developed and linked via the May 2013 Newsletter that has been posted on web-site.
 - 2. A link to the survey was also provided to unit owners that are on the e-mail notification list.
- C. Vehicles
 - 1. Increased emphasis on alternate parking arrangements.
- D. Signage
 - 1. Additional signage for "no parking" and "no entry" is needed.
- E. Trash Removal
 - 1. Dumpster needs to be emptied twice/week.
 - 2. Unit owners needing to use dumpster should be requested to either hold on to cardboard until normal delivery is resumed or to flatten cardboard before depositing.
 - 3. Unit owners need to be reminded normal trash pickup will not resume for 3 weeks.
 - 4. Unit owners who are still able to have trash picked up at curbside should be requested not to use community dumpster.
- F. Hudson Paving's Performance
 - 1. Pleased with the quality of work.
 - 2. Unhappy that Hudson left the property for 4 days.

ROAD REPAVING — PHASE II PLANNING

- A. Scope will be Fitzpatrick Circle, Scarborough Drive, Amalia Drive, Jamaica Lane, and Country Hill Road from Brussels Drive up to the vicinity of Timothy Drive.
- B. Discussions are underway with the City of Nashua to allow opening and allowing egress through fire gate at the rear of the property.
- C. Shrubs on Scarborough Drive that are too close to garages will need to be removed prior to re-paving. It may be possible to relocate some of these shrubs to other areas of the property.
- D. Unit owner at 10 Scarborough Drive should be notified that expanded driveway will not be repaved at Community expense.

ROAD REPAVING — PHASE III PLANNING

- A. Front entrance design should be finalized.

NEW BUSINESS

- A. Speeding — chronic speeding has been occurring in the back portion of the property. Notice will be issued regarding this problem.
- B. RV's/Trailers/Non-Conforming Trucks — unit owners who occasionally park any of these within CHE will be sent a "permission" form to complete and return. This has been done in the past and will now be done on a yearly basis.

UNIT OWNER ARCHITECTURAL CHANGE REQUESTS

As approved via email in May of 2013.

- A. 7 Tracey Avenue — unit owner requested permission to store trash receptacle outside of garage. Request denied.

Rick made a motion to adjourn the meeting. This was seconded by Elaine and agreed to by all.
Meeting adjourned at 7:20 p.m.

Next meeting is scheduled for June 26, 2013

Respectfully submitted,

Elaine Reid, Secretary

Board of Directors
Country Hill Estates