



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 18, 2013

DIRECTORS PRESENT:

Rick Balboni Barry Hallenbeck Al Reilley Mark Wheatley Elaine Reid

RESOLUTION PRESENT:

Cindy Carroll

Meeting was called to order at 5:07 PM. Barry made a motion to accept the August minutes as amended. This was seconded by Mark and agreed to by Al and Rick. Elaine abstained from voting.

LANDSCAPING

1. Cindy to advise Morin's that BOD needs answers on aerating and slicing which should be done in the next 2 weeks.
2. Cindy to question Morin's on the re-seeding of the grassy areas disturbed during the re-paving process.
 - a. Grass still not coming in adequately in summer areas – what is the plan to rectify?
3. Cindy to get full service landscape quotes for the 2014 season.

TREE REMOVAL/TRIMMING

1. Sayco has been asked to provide a list of recommended winter tree work.
 - a. Attention should be paid to trimming and pruning oaks and pines.
 - b. Maples along lower end of Country Hill Road need to be evaluated.
2. Shady Hill will trim and prune ornamentals around units and on Country Hill Road.

FINANCIALS

1. Seeley and Schultz have requested that \$ 7000 be moved from Operating to Reserves.

OLD BUSINESS

1. Pool — Cindy to discuss communication issues with BSISS.
2. Siding — 3 Trocha Street scheduled for late September/early October.

NEW BUSINESS

1. Annual Meeting
 - a. Preliminary budget is being prepared.
 - b. Cindy will make sure info is mailed by October 1, 2013
2. Delinquent Accounts
 - a. Snow removal will be withheld again this winter. Cindy to provide and review list with Wayne in early November. Wayne will be "fined" if he does not adhere to the list.
 - b. Routine maintenance will continue to be withheld.
3. Walk through — will be done by mid-October

UNIT OWNER ARCHITECTURAL CHANGE REQUESTS

1. As approved via email in August of 2013.
 - a. 8 Scarborough Drive — front entry and storm door replacement — Approved
 - b. 5 McTavish Drive — front entry and storm door replacement — Approved
 - c. 20 Jamaica Lane — slider replacement — Approved.
 - d. 15 Falls Grove Road — removal of three shrubs — Approved.

Rick made a motion to adjourn the meeting. This was seconded by Elaine and agreed to by all. Meeting adjourned at 7:22 PM . Next meeting is the Annual Meeting scheduled for October 23, 2013, 7:00 PM, at the Holiday Inn, 9 Northeastern Blvd., Nashua, NH 03062. Respectfully submitted,

Elaine Reid
Secretary, Country Hill Estates