



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 22, 2014

DIRECTORS PRESENT:

Barry Hallenbeck                      Mark Wheatley                      Elaine Reid                      Al Reilley                      Rick Balboni

RESOLUTION PRESENT:

Cindy Carroll

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Meeting was called to order at 5:00 p.m. Barry made a motion to accept the December 2013 minutes. This was seconded by Al and agreed to by Mark and Elaine. Board positions for 2014 will remain the same: Mark Wheatley, President; Al Reilley, Treasurer; Elaine Reid, Secretary; and Barry Hallenbeck and Rick Balboni, Directors.

FINANCIALS

- A. Barry made a motion to move \$15,000 from operating budget to reserves. This was seconded by Mark and unanimously approved.
- B. Cindy will get updated 2014 budget spread sheet and forward to BOD members.

OLD BUSINESS

- A. Winter Tree Work
  - a. Addendum proposal from Sayco was reviewed. Rick will review and advise Cindy if all the work proposed needs to be done.
  - b. Cindy should advise unit owner at 5 Jamaica that an arborist has looked at the tree near their driveway and advises there is no issue with the tree.
  - c. Cindy will remind Shady Hill she is still waiting for their formal quote for ornamental tree trimming.
- B. Pool House Repairs
  - a. Cindy will arrange to have repairs done to the damage caused by a burst pipe.

RULE VIOLATIONS

- A. 4 McTavish Drive will be reminded that commercial vehicles are prohibited from parking in driveways.
- B. 6 Timothy Drive will be notified that storing basketball hoops and portable generators on decks is not allowed.
- C. 3 Falls Grove Road nonconforming garage door will be replaced with a white vinyl door.

PAVING UPDATE

- A. Discussions have been held with Hudson Paving requesting 2014 paving on Country Hill Road be extended closer to Timothy Drive/Tracey Avenue junction.
- B. Speed bumps will be included this year.
- C. Formal quote will be requested to cover items 1 and 2.
- D. Project will begin in the latter part of April (weather permitting).
- E. Hudson Paving will be asked to look at the storm drains on Country Hill Road at McTavish Drive and across the street from 15 Fenwick Street; which appear to have settled during the winter.

Barry made a motion to adjourn the meeting. This was seconded by Rick and agreed to by all. Meeting adjourned at 6:53 p.m.

Next meeting is scheduled for Wednesday, February 26, 2014.

Respectfully submitted,

Elaine Reid

Secretary, Country Hill Estates