



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday June 25, 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 5:05 p.m. Rick made a motion to accept the May 2014 minutes. This was seconded by Al and agreed to by all.

FINANCIALS

- A. No issues.

OLD BUSINESS

- A. Pressure Washing
- a. Completed for 2014.
    - i. Units done – Timothy Drive, Tracey Avenue, Jamaica Lane, Amalia Drive, plus the pool house, mail house and Association garage.
- B. Painting
- a. Work will be done in late July.
    - i. Speed bumps will be painted.
    - ii. Cindy to get the per deck price for original rear decks.
    - iii. Solid stain will be used on original rear decks.
      - (1) Colors to be light or dark brown and light or dark gray.
- C. Re-siding
- a. Units picked for 2014 fall re-siding.
    - i. 10 Jamaica Lane, 3 Edis Lane, 27 Country Hill Road, 15 Brussels Drive.
    - ii. Color charts will be provided once deficiencies are corrected.
    - iii. Any sheathing replacement is a unit owner responsibility.
- D. Paving
- a. Catch basin on Jamaica Lane needs work.
  - b. Several driveways need to be heated and re-rolled.
  - c. 11 Scarborough Drive needs to be re-graded.
    - i. Cindy requested to withhold \$10,000.00 from final payment.
- E. Trash Removal
- a. Quoted cost from Buckley more than WM.
  - b. Cindy to go back to Houle and request pricing with totes.
- F. Front Entry
- a. Mark to contact Tom Morin to ask for final quotation covering:
    - i. Reshaping island.
    - ii. Moving sign.
    - iii. Planting bushes.

UNIT OWNER REQUESTS

- A. 6 Timothy Drive — central air installation - approved.
- B. 12 Scarborough Drive — pest services for ants/bees - approved.
- C. 11 Falls Grove Road — central air installation - approved.
- D. 10 Jamaica Lane — garage door replacement - approved.
- E. 12 Jamaica Lane — garage door installation - approved.
- F. 21 Fenwick Street— deck expansions - approved.

- G. 12 Scarborough Drive — permission for unit owner to change color and paint original rear deck – denied.

**UNIT OWNER ISSUES**

- A. Decks
  - a. Will be rechecked after July 15, 2014.
- B. Violations
  - a. 5 Amalia Drive — fine issued for failure to repair garage door.
  - b. 11 Scarborough Drive — fine issued for items stored on common area.
  - c. 6 Trocha Street — unit owner will be sent violation letter for not getting permission to remove shrubbery and told to either flush cut or remove stumps of shrubbery which was cut down.

Rick made a motion to adjourn the meeting. This was seconded by Barry and agreed to by all. Meeting adjourned at 7:06 p.m.

Next meeting is scheduled for Wednesday, August 27, 2014.

Respectfully submitted,

Elaine Reid  
Secretary, Country Hill Estates