



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, January 28, 2015

DIRECTORS PRESENT:

Barry Hallenbeck Al Reilley Elaine Reid Claudette Dube-Bulsa Dave Sgro

RESOLUTION PRESENT:

Cindy Carroll

CRONIN, BISSON & ZALINSKY PRESENT:

John Bisson

John attended the meeting to review options available to the BOD regarding 11 Brussels Drive.

Once John left, the meeting was called to order at 5:30 PM. Claudette made a motion to accept the December 2014 minutes. This was seconded by Al and agreed to by all.

FINANCIALS

- A. Vanguard fund will be closed out and those funds will be transferred to CHECA's Bank North money market fund.
- B. Seelye & Schultz have been sent preliminary records for 2014 year-end review.

PROJECT UPDATES

- A. Re-siding
 - a. 3 Edis Lane and 10 Jamaica Lane rescheduled to February.
 - b. 2015 eligibility list completed.
 - i. Lottery will be scheduled for May.

CONTRACTS

- A. **Morin's Landscaping**
 - a. Tom Morin reluctantly agreed to a 2-year contract.
 - b. Paul will be invited to a BOD meeting to meet BOD members.
 - c. Claudette will monitor weekly mowing operations.
- B. **Hudson Paving**
 - a. Agreed to a 4 month installment plan for Phase III.
 - i. 25% April 2015
 - ii. 25% May 2015
 - iii. 25% June 2015
 - iv. 25% July 2015
 - b. Jamaica cul-de-sac to be inspected before Phase III work begins.
 - c. Phase I and Phase II work to be inspected before Phase III work begins.

OLD BUSINESS

- A. Front Entry Lighting
 - a. Quote has been received.
 - i. Nothing will be done until spring
- B. Roof discoloration
 - a. Pricing received from Eco-Pro Exterior Power Clean, LLC.
 - b. Cindy to contact Granite State to see if they do roof treatments and if so gets a proposal from them.
 - c. One test unit will be treated and monitored for a year.
 - i. If treatment works, others will be done.
- C. Winter Tree Work
 - a. Fallen tree behind 6 Megan Drive added to list.

- i. Sayco will be on site in February to complete work; weather permitting.

MAINTENANCE ISSUES

- A. Waste Management
 - a. Trash pick-up day has been changed to Tuesday.
- B. All Outdoors Construction
 - a. Satellite dish has been removed from 4 Scarborough Drive..
 - b. Potholes in Phase III have been filled.
 - c. Falls Grove fence will be addressed in spring.

UNIT OWNER REQUESTS

- A. 6 Scarborough Drive — vent installationApproved

UNIT OWNER ISSUES

- A. Violations
 - a. 5 Amalia Drive — trash receptacle stored outside of garage.

NEW BUSINESS

- A. Driveway Sealing — Dave made a motion to seal coat driveways in Phase I this year. Elaine seconded and it was agreed to by all.

Claudette 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 scheduled for Wednesday, February 25, 2015 at 6:00 PM.

Respectfully submitted,

Elaine Reid
Secretary, Country Hill Estates