



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, April 22, 2015

DIRECTORS PRESENT:

Barry Hallenbeck Al Reilley Elaine Reid Claudette Dube-Bulsa

DIRECTORS ABSENT

Dave Sgro

RESOLUTION PRESENT:

Cindy Carroll

Meeting was called to order at 5:59 p.m. Claudette made a motion to accept the March minutes. This was seconded by Al and agreed to by all.

FINANCIALS

- A. Year-end CPA report was given to BOD.
 - a. CPA Report shows \$40,600 previously moved from Operating to Reserves as "owed to Operating from Reserves". To correct this, the 2015 Budget will be updated to include a transfer of "\$40,600 Previous Years' Operating Surpluses" from Operating Budget to Reserves. All funds can stay where they are, no actual transfers are required. This is strictly a tax accounting strategy intended to minimize our potential tax liability in future years.
- B. Foreclosure sales have been scheduled for 11 and 16 Brussels Drive.

PAVING

- A. On-schedule to begin April 27, 2015.
- B. Two dumpsters will be placed on grass at intersection of Country Hill Road and Amalia Drive.
 - a. Dumpsters to be emptied twice a week.
- C. Amalia fire gate will be open.
- D. Nashua schools have been contacted and bus pickup and drop-off will be on the corner of Broad and CHR.
- E. Mail delivery should not be interrupted.
- F. Cindy to obtain quote for crack filling in Phase I and Phase II.

RE-SIDING

- A. Units carried over from 2014 will be done first.
- B. Lottery will be held after May 15, 2015.
 - a. Cindy to check with Rick Balboni to verify he is willing to continue running the lottery.
 - b. 4 units will be chosen.
 - i. 8 units will be chosen as alternates.
- C. Cindy to contact Pascoe to verify he will be able to re-side units from 2014 and 2015 before the end of 2015.
 - a. Alternate contractor will be found if this is not possible.

OLD BUSINESS

- A. Painting
 - a. Quotes from Cornerstone and Goodrich were reviewed.
 - i. Elaine made a motion to accept the Goodrich quote. This was seconded by Claudette and agreed to by all.
 - b. Elaine will do a walkthrough with painter to verify items that need to be painted.
 - i. Painter will be asked to match bulkhead color at 4 Timothy Drive.

- B. Pool
 - a. Elaine made a motion to accept proposal presented by O’Leary Pool Service for pool maintenance. This was seconded by Claudette and agreed to by all.
 - i. Cindy to contact Pat and discuss a "cap/plug" for light fixture in pool.
 - b. Claudette made a motion to accept proposal presented by BSISS for pool access programming services. This was seconded by AI and agreed to by all.
 - c. Pool meter will be installed by Pennichuck on April 23, 2015.

VIOLATIONS

- A. 4 McTavish Drive — fine for not repairing gutters.

UNIT OWNER REQUESTS

- A. 9 Falls Grove Road — Landscape request Approved

NEW BUSINESS

- A. Pool Privileges — any unit owner with a balance will not have key fob activated and upon payment will need to wait until the next scheduled visit by BSISS to activate unless unit owner pays for BSISS to make special trip to activate fob.
- B. Tennis Courts
 - a. Proposal from Advantage Tennis was reviewed for possible repairs to Tennis Courts in 2016.
 - b. New nets are required and will be ordered ASAP.
- C. Cable Boxes — Claudette to contact Comcast about damaged cable boxes.
- D. Tag Sale — scheduled for September 12, 2015.

Claudette made a motion to adjourn the meeting. This was seconded by Elaine and agreed to by all. Meeting adjourned at 8:11 p.m.

Next meeting is scheduled for Tuesday, May 19, 2015 at 6 p.m.

Respectfully submitted,

Elaine Reid
Secretary, Country Hill Estates

END