



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, February 17, 2016

DIRECTORS PRESENT:

Dave Sgro Judy Turner Claudette Dube-Bulsa

ABSENT

Al Reilley

RESOLUTION PROPERTY MANAGEMENT PRESENT:

Cindy Carroll

Meeting was called to order at 6:00 PM. The November 4, 2015 Meeting Minutes were reviewed. Claudette motioned to accept; Judy seconded the motion; All agreed in favor of accepting the November 4, 2015 Meeting Minutes as written.

RE-SIDING PROJECT

- A. Board members agreed unanimously to hire Joel Sanborn, All Outdoors Construction, to complete 6 houses, to include the three houses selected but not completed in 2015 (6 Trocha; 6 Fitzpatrick; 4 Jamaica). All agreed to hire Claude Gionet, Gionet's Home Improvement, to complete 9 houses in 2016, to be selected at drawing.
- B. Cindy will request Mark Wheatley's assistance to determine if the 15 homes listed as potentially eligible have completed requested work in order to be added to the drawing pool, currently consisting of 23 homes.
- C. The drawing to select the 12 homes to be added to the 2016 siding schedule will be held at the pool house on April 2nd.
- D. Selected home owners will have 14 days to accept the conditions for new siding; 45 days from acceptance deadline to correct any noted deficiencies.

PROJECT PLANNING

- A. NH Blacktop Sealers proposal to seal Phase III driveways, plus 5 remaining driveways in Phase II was approved unanimously at \$5,125. Phase II driveways mistakenly sealed in 2015 will be invoiced in 2016.
- B. Granite State Pressure Washing Proposal to power wash 45 homes located on Edis Lane, Trocha Street, Jasmine Drive, Country Hill Road, Fenwick Street & Falls Grove Road was approved unanimously at \$7,755 (\$245 under budget). Cindy will schedule for after pollen season.
- C. Haley's White Glove pool house cleaning contract was renewed by unanimous vote with no change in terms.
- D. O'Leary's Pool Service contract was renewed unanimously for the 2016 pool season including a \$200 increase due to chemical cost increase.
- E. BSISS Lock agreement was renewed by unanimous vote for the 2016 pool season electing the Programming Services option.
- F. Cindy will forward the painting quote from Goodridge Painting to Board Members once it has been prepared.
- G. Cindy will obtain a sample contract from Stateline Waste Management and confirm that no other charges will be applied to the quoted price, such as fuel or environmental fees. Cindy will invite Stateline to attend the May 18th Board Meeting.
- H. Cindy will invite Tom Morin and Paul Pozlusny to the June 15th Meeting to discuss contract renewal terms.
- I. Cindy will investigate other full service lawn care providers Siciliano and Landscape Plus seeking lawn care, irrigation & fertilization services for a 2-3 year commitment.

RULE INFRACTIONS/VIOLATIONS

Claudette offered to provide a listing of rules violations and forward them to Board members and to Cindy for follow up with violators.

UNIT OWNER REQUESTS

- A. 14 Fenwick Street— Slider & window replacementsApproved 11/30/2015
- B. 7 Amalia Drive — Slider replacement Approved 01/08/2016
- C. 4 Brussels Drive — Satellite dish installation..... Approved 02/10/2016

NEW BUSINESS

- A. Meeting Date Confirmations
 - a. Cindy will confirm the following Meeting Dates: April 20th; May 18th; June 15th. There will be no meeting in July..
 - b. Cindy will invite Stateline Waste Management to the May 18th Meeting; invite Morin's to the June 15th Meeting.
- B. Newsletter Draft
 - a. Cindy will produce a draft of the Newsletter to include: Reminder to remove pet waste upon occurrence; Notify unit owners of Siding Lottery Date of April 2nd at the pool house; No Parking policy in fire lanes or on streets during trash removal days; Speed limit observance; Decoration removal deadline
 - b. Cindy will forward the Newsletter Draft to the Board for review.

Claudette made a motion to adjourn the meeting. This was seconded by Judy and agreed to by all. Meeting adjourned at 8:05 PM.

Respectfully submitted,

Cindy Carroll
Manager, Country Hill Estates

END