



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, September 14, 2016

DIRECTORS PRESENT:

Dave Sgro

Judy Turner

Elaine Reid

Al Reilly

ABSENT

None

RESOLUTION PROPERTY MANAGEMENT PRESENT:

Cindy Carroll

Meeting was called to order at 6:03PM. Judy made a motion to accept the August minutes. This was seconded by Al and agreed to by all.

FINANCIALS

- A. Power washing line item will be corrected.
- B. Reserve budget will be adjusted to show 11 Brussels Drive settlement.

LAWN CARE CONTRACT RENEWAL

- A. Morin's made the requested language modifications to contract.
- B. Dave signed the 3-year contract.

LANDSCAPING

- A. Turf improvements at 14 Fenwick Street were approved.
- B. Drainage modifications at 19 Jamaica Lane approved.
- C. Replacement planting of a red maple behind 3 Timothy Drive adjacent to the pool; approved.
 - a. Unit owner has offered to pay ½ of the cost.
- D. Ivy removal at 11 Amalia Drive approved.
- E. Stump grinding on Falls Grove Road (3, 5, 7, and 15) and Fenwick Street (4 and 9) approved.
- F. Power seeding of damaged lawn areas was not approved.
- G. Tree removal on Fenwick Street approved

TRASH REMOVAL

- A. Contract with Waste Management has been formally terminated effective December 31, 2016.
 - a. Cindy to contact Waste Management to get holiday trash pickup schedule.
 - b. Cindy to contact Waste Management to get unit receptacle return information.
- B. Contract with Stateline Waste Management (3 year) has been signed, mailed, and received by Stateline and accepted and signed by Mike Saucier.
 - a. Cindy to contact Stateline regarding distribution of new receptacles.
- C. Correspondence will be mailed to all unit owners in early December.
 - a. Topic will be covered at Annual Meeting.
 - b. Announcement will be made in the November Newsletter and posted on the web-site and at the mail house.

SIDING 2016

- A. All units will be completed by September 23rd, weather permitting.
- B. Cindy will forward final invoices when received.

SIDING 2017

- A. Siding Policy revisions were reviewed. Dave made a motion to accept revisions. This was seconded by Al and agreed to by all.

- a. Revised siding policy will be discussed at Annual Meeting.
- b. Revised siding policy will be published in November Newsletter, posted on the website, and posted on the mail house bulletin board.
- B. Gionnet’s Home Improvement has submitted siding quote.

OLD BUSINESS

- A. Annual Meeting
 - a. Cindy will revise proposed budget.
 - b. Cindy/ Al will either prepare an enclosure or modify letter to show following topics will be discussed:
 - i. Pool Rules
 - ii. Siding Policy
 - iii. Trash Removal
 - C. October 4th is last day to mail Notice of Meeting.

MAINTENANCE ISSUES

- A. 5 Amalia Drive – Joel has been requested to repair original rear deck.
- B. Front Fence – Joel will be reminded repairs should be done before winter.

RULE INFRACTIONS/VIOLATIONS

- A. Unit #14 — owner is being fined \$25/week for improperly installing a satellite dish and not getting authorization before installation.
 - a. Unit owner requested an exception to the policy so installation could remain on common area.
 - b. Board Members unanimously agreed no exception would be granted.
 - i. Cindy to advise unit owner of the decision.
 - ii. Unit owner will continued to be fined until the dish is removed from common area.

UNIT OWNER REQUESTS

- A. 6 Tracey Avenue — bathroom vent..... Approved
- B. 8 Meghan Drive — slider replacement..... Approved
- C. 8 Fenwick Street — 9 replacement windows Approved
- D. 4 Timothy Drive — front door color change to match shutters..... Approved

NEW BUSINESS

16 Brussels Drive — Empty Unit. Cindy to contact bank or realtor to make sure unit is properly winterized.

Judy made a motion to adjourn the meeting. This was seconded by Al and agreed to by all. Meeting adjourned at 8:44 PM. Next meeting is the Annual Meeting, October 26, at 7 PM, Holiday Inn, Northeastern Blvd., Nashua.

Respectfully submitted,

Elaine Reid
Secretary, Country Hill Estates

END