



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES
Wednesday, March 15, 2017

DIRECTORS PRESENT:

Judy Turner

Al Reilley

Elaine Reid

Claudette Dube-Bulsa

ABSENT

None

RESOLUTION PROPERTY MANAGEMENT PRESENT:

Cindy Carroll

Meeting was called to order at 6:04 p.m. Judy made a motion to accept the November minutes. This was seconded by Claudette and agreed to by all.

FINANCIALS

1. Accounting – Bigelow & Company working on 2017 audit
2. Reserve Spending 2017 – dollars have been allocated
 - a. Siding \$ 198,000.00
 - b. Fence \$ 8,000.00
 - c. Rear Decks \$ 20,000.00
 - d. Landscaping \$ 15,000.00

CONTRACT RENEWAL

1. **O'Leary's Pool Service** – contract for 2017 approved and signed
2. **B&S Integrated Pool Systems** – contract for pool access for 2017 approved and signed
3. **Tim Goodridge Painting** – contract will be reviewed and discussed at April BOD meeting
 - a. Elaine to review 2017 paint zone prior to April meeting
4. **Granite State Power Washing** – contract will be reviewed and discussed at April BOD meeting
 - a. Elaine and Judy will compile list of roofs in 2017 pressure washing zone to be added to pressure washing schedule for 2017.

LANDSCAPING

1. **Lawn Restoration** – 3 and 5 Falls Grove Road will have grass restoration
2. **Front Entrance**
 - a. Cindy to get a quote from Morin's for new plantings for the front entrance; high school side
3. **Rotted Pines**
 - a. 4 rotted pines in CHECA have fallen during the winter causing damage
 - i. Cindy to ask Morin's to do an evaluation of rotted/damaged pines.

OLD BUSINESS

1. None.

MAINTENANCE ISSUES

1. **21 Fenwick Street** – siding and roof damaged when pine tree fell on unit
 - a. **Morin's** has removed tree and debris
 - b. **Gionete Home Improvement** has repaired roof and siding

RULE INFRACTIONS/VIOLATIONS

1. **5 Brussels Drive** – violation letter improper disposal of dog waste.

UNIT OWNER REQUESTS

1. **27 Country Hill Road** – addition of vinyl corners denied
2. **10 Scarborough Drive** – replacement windows approved
3. **5 Meghan Drive** – replacement windows approved
4. **7 Scarborough Drive** – replacement storm door approved
5. **12 Jamaica Lane** – kitchen vent approved
6. **9 Jamaica Lane** – replacement doors approved

SIDING 2017

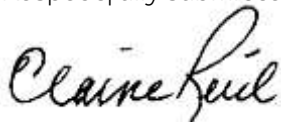
1. 17 units will be re-sided in 2017
 - a. Colors have been selected
 - b. Sider hopes to begin siding in May

NEW BUSINESS

1. **Leases** – the following units need to send in lease documents
 - a. **7 Brussels Drive**
 - b. **9 Fenwick Street**
 - c. **8 Jamaica Lane**
 - d. **4 Scarborough Drive**
 - e. **9 Trocha Street**
 - i. Cindy to send follow-ups to each unit owner
2. **Deck Replacements** – All Outdoors Construction has been given a deposit to purchase material for replacements at
 - a. **9 Jamaica Lane** – original front porch needs replacement before re-siding
 - b. **9 Brussels Drive** – original rear deck needs replacement before re-siding
 - c. **5 Scarborough Drive** – original rear deck needs to be replaced

Claudette made a motion to adjourn the meeting. This was seconded by AI and agreed to by all. Meeting adjourned at 7:35 p.m. Next meeting will be held in April.

Respectfully submitted,



Elaine Reid

Secretary, Country Hill Estates

END