



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES  
Wednesday, June 28, 2017

DIRECTORS PRESENT:

Judy Turner            Al Reilley            Elaine Reid            Claudette Dube-Bulsa            None

ABSENT

RESOLUTION PROPERTY MANAGEMENT PRESENT:

Brian Egan

LEGAL:

John Bisson, Esq.

UNIT OWNERS:

Unit 28

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The meeting was called to order at 6:04 PM. Claudette made a motion to accept the May minutes. This was seconded by Al and agreed to by all.

At the behest of attorney Bisson, a motion was then made by Elaine that the Board go into Executive Session to discuss the issue at Unit 28. This was seconded by Judy and agreed to by Al and Claudette. After the conclusion of the discussion with the owners of Unit 28, a motion was made by Elaine to adjourn from Executive Session. This was seconded by Judy and agreed to by Al and Claudette. The Unit 28 owners and John Bisson then left the meeting.

The regularly scheduled monthly meeting started at 7:20 PM.

FINANCIALS

1. **No issues**

LANDSCAPING

1. Morin's has prepared requested proposals
  - a. Front entrance
  - b. Turf improvements 3 and 5 Falls Grove
  - c. Tree plantings Country Hill Road
  - d. Tree work
2. Brian and Elaine will meet with Morin's representatives and visit each area. Recommendations will then be presented to the other board members

OLD BUSINESS

1. **All Outdoors Construction**
  - a. Fencing
    - i. Brian will contact Joel about the schedule.
  - b. Original Decks
    - i. Rear decks at 5 Scarborough Drive and 4 Trocha Street need to be replaced
      - (1) Brian to contact Joel about dates.
  - c. Front Entries
    - i. 9 Jamaica Lane has been replaced.
2. **Pressure Washing**
  - a. Completed
3. **Painting**
  - a. Rear deck at 10 Scarborough Drive will be done in the fall because wood still needs to cure.
4. **Lease Agreements**
  - a. Signed agreements still outstanding for:
    - i. 7 Brussels Drive
    - ii. 9 Fenwick Street
    - iii. 8 Jamaica Lane

- iv. 4 Scarborough Drive
- b. Brian to follow up.
- 5. **Siding**
  - a. 4 units have been completed to date.
- 6. **Entrance Wall**
  - a. Sevigney-Lyons Insurance is dealing with the insurance company of the motorist who damaged the wall
  - b. Morin's has been asked to provide a quote on repairing the wall

**MAINTENANCE ISSUES**

- 1. 19 Jamaica Lane - Drain Issue
  - a. Brian will discuss with Paul P.

**RULE INFRACTIONS/VIOLATIONS**

- 1. 12 Fitzpatrick Circle – unrestrained dog.
- 2. 14 Jamaica Lane – violation letter; improper behavior at the pool.

**UNIT OWNER REQUESTS**

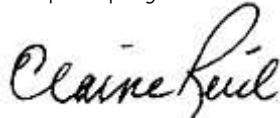
- 1. 16 Brussels Drive – windows, entry door, garage door & sliding patio door, replacements ..... On Hold.
  - a. Waiting for owner input.
- 2. 21 Jamaica Lane – Radon Mitigation System ..... Approved.

**NEW BUSINESS**

- 1. **Annual Meeting**
  - a. Meeting has been scheduled for October 25, 2017.
  - b. Brian to reserve meeting room at the Holiday Inn in Nashua.
- 2. **2018 Budget**
  - a. Board members will present project recommendations at the August meeting.

Claudette made a motion to adjourn the meeting. This was seconded by Judy and agreed to by all. Meeting adjourned at 8:20 PM. Next meeting will be held on August 9, 2017.

Respectfully submitted,



Elaine Reid  
Secretary, Country Hill Estates

END