



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES Wednesday, August 9, 2017

DIRECTORS PRESENT:

Judy Turner

Al Reilley

Elaine Reid

Claudette Dube-Bulsa

ABSENT

None

RESOLUTION PROPERTY MANAGEMENT PRESENT:

Brian Egan

Tanya Egan

Meeting was called to order at 6:19 p.m. Claudette made a motion to accept the June minutes. This was seconded by Judy and agreed to by all.

FINANCIALS

1. No issues.

LANDSCAPING

1. Elaine made a motion to accept a proposal from Morin's dated 8/9/17 in the amount of \$3400 for tree trimming and tree removal. This was seconded by Claudette and agreed to by all.
 - a. 8 Fenwick Street – remove dead limbs
 - b. 7 Meghan Drive – remove one diseased pine
 - c. 8 Trocha Street – remove broken limbs
 - d. 7 Edis Lane – remove broken branches
 - e. 17 Fenwick Street – remove diseased pine
 - f. 10 Brussels Drive – remove diseased pine
2. Elaine made a motion to accept a proposal from Morin's dated 8/9/2017 in the amount of \$5,666 for landscaping services. This was seconded by Claudette and agreed to by all.
 - a. 3/5 Falls Grove Road – remove ground ivy, level area, loam, seed, and seed mulch.
 - b. 3 Scarborough Drive – top dress left driveway side with topsoil, seed and seed mulch
 - c. 7 Meghan Drive – add crushed stone to area beneath bulkhead
3. Elaine made a motion to accept a proposal from Morin's dated 8/9/17 in the amount of \$3,888 for landscape improvements at the front entrance of the property. This was seconded by Claudette and agreed to by all.
 - a. Remove failing shrubs and bushy growth along fence.
 - b. Plant three 6-7 foot Arborvitae "Techy".
 - c. Plant 50 orange daylily's along entire length of the roadside fence.
4. Elaine made a motion to accept proposals from Southern NH Tree dated 6/29/17 and 7/30/17 in the amount of \$6,000 to remove 11 trees. This was seconded by Claudette and agreed to by all.
 - a. 29 Country Hill Road
 - b. 10 Jamaica Lane
 - c. 5 McTavish Drive – 3 trees
 - d. Fitzpatrick Circle – 6 diseased pines
5. Stump grinding not included in any of the above tree removals.
 - a. Grinding will be scheduled late this fall or in the spring.

OLD BUSINESS

1. **All Outdoors Construction**
 - a. Fencing
 - i. Repairs will begin in early September.
 - ii. Concrete tubes will be used to anchor the posts.

- b. Original Decks
 - i. 4 Trocha Street replacements are scheduled for August 14.
 - ii. 5 Scarborough Drive replacements will begin when 4 Trocha Street is completed.
- c. Front Entries
 - i. 9 Jamaica Lane front entry has been replaced.
- 2. Siding
 - a. 10 units have been completed and all scheduled 17 will be done by the end of September 2017.
- 3. Entrance Wall
 - a. Brian has been notified damaged wall is owned by the City of Nashua

MAINTENANCE ISSUES

- 1. 16 Brussels Drive – roof leak
 - a. Claude will repair while on property.

RULE INFRACTIONS/VIOLATIONS

- 1. 12 Fitzpatrick Circle – fine for failure to clean up dog waste.

UNIT OWNER REQUESTS

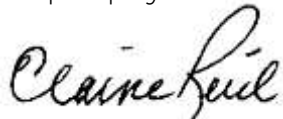
- 1. 16 Brussels Drive – replacement windows..... Approved.
- 2. 16 Brussels Drive – garage door..... Approved.
- 3. 16 Brussels Drive – entry door..... Approved.
- 4. 16 Brussels Drive – slider Approved.
- 5. 16 Brussels – addition of a slider to replace a bow window Rejected.

NEW BUSINESS

- 1. Annual Meeting
 - a. Meeting room has been booked at the Holiday Inn of Nashua, NH
 - b. Property manager will draft the 2018 budget for Board review at September Board meeting..

Claudette made a motion to adjourn the meeting. This was seconded by Judy and agreed to by all. Meeting adjourned at 8:21 p.m. Next meeting will be held on September 13, 2017.

Respectfully submitted,



Elaine Reid
Secretary, Country Hill Estates

END