



COUNTRY HILL ESTATES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES Wednesday, January 24, 2018

DIRECTORS PRESENT:

Judy Turner Al Reilly Elaine Reid Bob Iwicki

ABSENT

Claudette Dube-Bulsa

RESOLUTION PROPERTY MANAGEMENT PRESENT:

Brian Egan Tanya Egan

Meeting was called to order at 6:06 PM. Judy made a motion to accept the December 2017 Minutes. This was seconded by Al and agreed to by all.

FINANCIALS

1. Elaine made a motion to roll the 2017 operating surplus of \$1939.74 into the Reserve Budget. This was seconded by Bob and agreed to by all.
2. Tanya advised Quick Book will be phased out this year.
 - a. When new accounting system is operational, proceeds from the Fire Account will be rolled into the Reserve Budget.

OLD BUSINESS

1. Outstanding Leases for their Units
 - a. 7 Brussels Drive
 - b. 8 Jamaica Lane

MAINTENANCE UPDATES

1. 7 Falls Grove – siding damaged during ice storm
 - a. Gionet Home Improvement has repaired damaged
2. 5 Amalia – roof leaks.
 - a. Gionets Home Improvement will repair

UNIT OWNER REQUESTS

1. 12 Brussels Drive – gutter installation..... Approved.
2. 3 Brussels Drive – garage door installation..... Approved.
3. 14 Fenwick Street – window and door replacements..... Approved.
4. 14 Fenwick Street – storm door installation Approved.

RULE INFRACTIONS/VIOLATIONS

1. E-mails were sent to all unit owners on Jamaica Lane and Tracy Avenue because some vehicles were parked on the street during snow removal.
2. 5 Fenwick Street – replacement windows installed without prior approval.
 - a. Unit owner has twice been requested to submit completed paperwork.
 - i. Unit will not be eligible for re-siding until completed paperwork received.

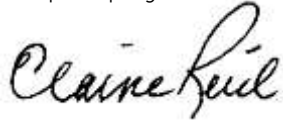
NEW BUSINESS

1. Snow Removal Rules.
 - a. Pursuant to Article V Paragraph 9 of the Bylaws, Elaine made a motion to amend the rules, to prohibit all on-street overnight parking from November 1st until April 1st, and to ban all (day and night) on-street parking during snow events. Motion was seconded by Al, and agreed to by all.
 - i. Al and Tanya will write new rules
2. Buildium Condo Management Software
 - a. BOD has been provided a link to Buildium

- b. Tanya and AI will review specific functions
- c. Program will be rolled out to all residents within the next couple of months
- 3. Open Meeting
 - a. First Open Meeting is scheduled for March 28, 2018 at the Resolution Property Management offices at 7 Bernards Road, Merrimack, NH from 6:00-6:30 PM
 - i. Meeting Notification postings will be on;
 - (1) Web-site
 - (2) Mail House bulletin board
 - (3) February newsletter
 - b. Regular, Board only, monthly meeting will follow

Elaine made a motion to adjourn the meeting. This was seconded by AI and agreed to by all. Meeting closed at 8:36 PM

Respectfully submitted,



Elaine Reid
Secretary, Country Hill Estates

END