


Corn Hill Cottages Condominium Association  
Annual Meeting Minutes  
October 11, 2008

1. This meeting was opened by Susan Rothstein, chair at 10:00 a.m. in Cottage # 19

2. Designation of Voting Owners and Proxies:

Cottage	Owner	Proxy
3		
5	Patty Spencer	
6		
7	Paul Bowman	
8		
9	Judy Pachter	
10	Nancy Ide	
11		
12	Shirley Wright	
16	Joyce Losen	
17		Paul LaFrance
18	Joe Rothstein	
19	Margaret Grierson	

Also present: Spencer, Lynn Bowman, Ellen Bowman, Damon Mayer, Keith, Stu Losen, Art and Barbara Bleemer, Judy Osborne, and Paul LaFrance, Property Manager.

3. Lynn Bowman was introduced as a new trustee. Jane Hunt resigned this year. Great thanks are due to Jane for many years of advice and participation, and hosting meetings.

4. Last year's minutes 2007: One correction: B. Smith omitted from owners list. Minutes were approved.

S. Rothstein reported on following items from 2007 minutes.

a.) 2nd Landing Rd. repair contribution: Owner Jeff Conklin was not pleased with our distribution plan. Susan got free legal consult and found no legal obligation to pay for repairs at all. But trustees voted to offer full \$1500.00 this year with a letter confirming legal status, good neighbor policy, and

- future expectation of consultation before we participate.
- b.) Insurance: Lloyds gave waiver on railings for Cottage # 5 Porch. Paul will build hand rail for steps.
  - c.) Fires: Susan had sent a letter to Beach Commission requesting emphasis that fire permits are only for Public Beach Areas. It seemed better this year; though Losen's reported a resistant violator.
5. N. Ide reminded owners to use the website; the address: <http://www.cornhillcottages.org>.

User Name is: owner  
Password: truroma.  
More information will be added to it.  
To send information, put in "pdf" form.

6. Insurance  
M. Grierson reported that we are still with Lloyds. Cheaper financing plan, will pay off quickly with all fees. Premium is up this year, and we don't have any choice right now, this is the best deal.
7. Manager's Report
- a.) Septic system inspected with no need for pumping. Should be able to wait until 2011.
  - b.) Storage Room had shelving built in middle room..
  - c.) Hand Railing and platform added to steps to Cottage # 16; More steps added to bottom of beach stairs.
  - d.) The building with Cottages # 5, # 12, and storage room has been sandblasted, and the trim and shutters have been repainted.
  - e.) Beach grass planted in dug up areas from Comcast line installation.

Storage room: Front room now empty and shelving to be built in this winter. Spaces are not to be considered permanent or "owned".  
Questions of fairness/need will be examined by Trustees.  
May need to measure all available space, designate amount to each and have a lottery for choosing space. Trustees will report by Opening Time, April 2009.

Security of storeroom: Please continue to lock door after each use. Paul will relocate key rack to a less conspicuous place.  
All of the completed jobs were appreciated.

**Manager's Recommended Improvements  
Items Approved and Prioritized for completion 2008-2009**

- a.) Replace water line that runs from cottages #5-12 down to #3, #16, and #17.  
Runs through LaFrance and Conklin properties, and is very old. Paul directed to get three bids. Cost is expected to be approximately \$3500.-\$4000..

N. Ide raised the issue of water pressure problems to small cottages is continuing. After some discussion of how to resolve, needs more investigation by Paul, plumber and the owners. This is a Priority for next year.

- b.) Shelving for front storage room.
- c.) Increase of \$10.00 per trip for trash pick-up. Because of heat, there are also more pick-ups per week. N. Ide would like to post the Town Recycle List on the web site.

S. Rothstein will get it to her. Owners should get more information and documents from the web site to save on paper, time and mailings. M. Grierson will look into sturdier bins with liners for recycling.

#### **Items Not Approved**

- a. Toilet replacement in the storage room.
- b. Additional sand around porch of cottage # 5.
- c. Grass plantings on slope below cottage # 16.
- d. Grills: good for one more year. Joe will fix legs. New ones may be bought off

Cape.

#### **8. Budget**

Bookkeeper M. Grierson reported \$21,870. in reserve, down a bit from last year. We paid more this year on 2nd Landing Road contribution. We didn't budget enough for utilities and trash increases. We were about \$2000. over budget. Fines have been imposed and not collected.

There will be no condo fee increase this year.

Proposed change in billing: Bills will be sent out once a year, and owners can pay for the entire year, in two payments or in the current quarterly system. Margaret will invoice everyone electronically once per year and send friendly reminders if payment is not received after 30 days each quarter. She suggested we try not to use reserve until it is built up. The group gives a hearty thanks to Margaret. Lovely to have a balanced budget that makes sense, unlike our government's budget.

#### **9. Condo Repairs/Rules and Regulations**

Trustee will be completing a List of Guidelines, of specific repairs and choices by April 2009, or before.

Question of Cottage # 11 installing 2nd floor gas heater; therefore a change to exterior. No approval was ever sought for this, nor any given. Condo documents clearly state that new heating units cannot be added without approval. There is also a concern that renters would leave the heaters on, this being both a fire hazard, and a gas waster}  
Trustees will meet afterwards to decide on any action.

It has become necessary to impose fines for non-compliance of rules. Unpaid fines remain as a lien on the cottage and would have to be paid prior to the sale of cottage. What we would like to have is cooperation and compliance.

Fines

Re: dog violations are on cottages # 3, and # 8.

Potential fines for # 3 (Shutters), and # 6 (Posts)

A motion to impose a 25% penalty on unpaid fines after notice has been given. It was voted on and approved. Trustees will revise Rules, and send out notices.

#### 10. Storage Room Development Committee Report

Lynn Bowman presented a clear report on initial feasibility and received applause for an excellent presentation (report can be found on website). Continued investigation needed for septic system availability. A realistic look at income after costs should be a part of next year's report. A continuation of the committee was voted on and approved.

#### 11. Comcast

Lines are in to each cottage. Lines that fall on common property are the responsibility of the Association. The rest are the responsibility of the individual owners. S. Rothstein asked if satellite dishes are going to be removed; cottage # 16, said yes to theirs.

#### 12. New Business

a.) Request for washer and dryer in the storage area

A committee is needed to study the request. Considerations include: hours, regulations, who uses, sound, vibrations, water/septic use, and who will be paying for it. L.Bowman, J. Pachter, N. Ide volunteered to study and report back to Trustees or annual meeting.

b.) Request that people not leave their lights on all night. Use of night lights to conserve electricity. The use of new energy efficient bulbs is urged, whenever

possible. Owners can remind neighbors of abutting properties of unnecessary lighting at night to preserve dark night for star gazing.

c.) Water Pressure and other Concerns

Suggestion for an additional water tank that would be installed at the other end, near cottage # 11, a small pressurized tank that's likely to increase pressure.

N. Ide, and J. Pachter will consult with a plumber and get estimates. This will be presented as a special project next year.

d.) Request that owners remind renters to oversee their children digging holes in the sand around cottages, making sure that the holes are filled in before dusk. Think about liability.

e.) Kayaks on the beach, near the stairs belong to Pachter, and LaFrance; answering the question posed by S. Rothstein.

2008-2009 Budget voted on and approved.

2009 Annual Meeting will be held on October 9, 2009, Columbus Day weekend AGAIN!

Meeting adjourned at 1:30 p.m.

Respectfully submitted,

Judy Osborne  
Susan Rothstein

## Annual Meeting Minutes

### October 11, 2008

This meeting was opened by Susan Rothstein, Chair, at 10:00 a.m. in Cottage