

**LOCUST HILL CONDOMINIUM ASSOCIATION
2009 ANNUAL MEETING MINUTES
NOVEMBER 11, 2009**

The Locust Hill Condominium Association held its Annual Meeting on Wednesday, November 11, 2009 at 7:00 pm. at the Super 8 on Shelburne Road. The meeting was called to order at 7:02 pm.

DECLARATION OF QUORUM: 29 units were represented either in person or by proxy. 25% of unit owners being present in person or by proxy are required for a quorum. A quorum was declared. The Board of Directors made its introductions, present was Darren Brochu, Chris Russell, Heidi Wetherbee, Alison Howe and Linda Damon. Keith McManis represented Appletree Bay Property Management.

2008 ANNUAL MEETING MINUTES: The 2008 Annual Meeting Minutes were approved, all in favor.

BOARD REPORT, YEAR IN REVIEW

President Darren Brochu presented the year in review. The 2009 accomplishments were reported as follows

- Wood rot repair
- Pool and tennis court vandalism and electrical repair
- Pot hole repair
- Grounds maintenance, removal of dead species

It was noted that Team Arrowhead no longer handles any of the Association's maintenance due to quality and standards concerns the Board had. The Board and Appletree Bay will assess what type of provider is needed on a case by case basis though Royal Design Construction and Maintenance is whom the Association will try to use for general service calls. In addition, it was noted that besides the above mentioned items, everything else was in line with what was budgeted for.

2010 BUDGET

President Darren Brochu and Property Manager Keith McManis presented the 2010 budget which included a 7% increase on the monthly fee amount, the continuation of the \$64 monthly special assessment for the Association's loan payment and the addition of a \$47 monthly special assessment for the Association's capital expenditures. It was noted that the line of credit had been exhausted and is in the process of being locked in at an interest rate.

PARKING POLICY

The new parking policy, that will take effect on December 1, 2009, was discussed in great detail. Homeowners wondered about the reason the Board felt the need to take a much firmer action than in the past. The Board explained that they have been receiving a number of complaints against people who park at times up to 5 cars on site at all times. The Board brought up that each unit is only allowed to have 2 cars associated with each unit park on site according to the Declarations and Bylaws. The new parking permits are to be used for guests who park only in the visitor space. Vehicles who park in individual unit owner designated spaces do not need a permit and are not subject to towing as these spaces are owned by each unit.

The Board urged people to call Appletree Bay Property Management with any questions.

Pool/Tennis Courts

Homeowners asked that the Board consider removing trees that are on the west side of the pool to extend the amount of sun time the pool gets. In addition, a number of tennis players asked if the tennis courts could be maintained as the courts and nets need attention.

ELECTION OF BOARD MEMBERS:

Darren Brochu and Christopher Russell announced that they will not be running for reelection this year. The Board asked for nominations from the floor. Adam Huff and Steve Grimm were nominated and elected. The new Board members and term expirations are as follows;

Heidi Wetherbee	2010
Allison Howe	2010
Linda Damon	2010
Adam Huff	2012
Steve Grimm	2012

ADJOURNMENT: Having no further business, the meeting was adjourned at 8:53pm.