

Locust Hill Board of Directors - Meeting Minutes June 15, 2007

The Locust Hill Board of Directors held a meeting on Thursday, June 15, 2007 at 6.00 p.m. in Unit 367.

Present were: Lynn Bates, Debra Vogl, Darren Brochu, Chris Russell, Sharon Bovaird, Board of Directors.

Contractors present: Chris Flanigan (Team Arrowhead)
Christiane Maisch represented Appletree Bay Property Management.

The meeting was called to order at 1.00 p.m.

ADMINISTRATIVE

Meeting Minutes for were reviewed and accepted.

Meeting Minutes are available by accessing the Association's website
www.locusthillcondoassociation.com

FINANCIALS

The May 2007 Financial Statements were reviewed and accepted. A preliminary financial statement for June was reviewed.

Bank Loan

With the type and scope of large deferred-maintenance and repair projects that have been identified, the Board believes it will be most economical, efficient, and desirable to have the work done all at once rather than doing it piecemeal over the course of several years. Therefore, the Board of Directors requested that Appletree Bay Property get pre-approval for a bank loan (maximum amount). If the Association gets pre-approval, a special meeting would need to be called in order to get a formal vote from the unit owners.

MAINTENANCE

Insurance Claim

Appletree Bay Property Management placed an insurance claim due to water damage caused by ice build up affecting units 268-274. The insurance claim is still ongoing and Appletree Bay Property Management is working with the insurance adjuster and GW Savage.

Drainage Bids

Appletree Bay Property Management presented three bids they received for the Locust Hill Drainage Master Plan work. Chris Flanigan and the Board of Directors discussed the three companies. Although, All Seasons Excavating was the high bidder, the Board of Directors would like to accept their proposal. Appletree Bay Property Management recommended that they hire a project manager to oversee the project once the work is done due to it being a large size project and to protect the Association. Chris Flanigan discussed what services his company offers and explained that he would be interested overseeing this project. Appletree Bay Property Management informed the Board of Directors that if they can not commit to this bid today, the companies book up for the year fast and they might lose the contractor. The Association does not have sufficient funds to pay for the entire project at once. Chris Flanigan offered to speak with the company and discuss the possibility of a payment plan and the scope of work overall.

Engineer's report

The severe leaks that occurred in units 268 - 274 earlier this year are clearly due to ice dams on the roof. These units have partially finished attics which were constructed in such a

way that the ventilation in the roof system is completely blocked. Where the attic is finished, the ceiling is a cathedral ceiling and the rater space above these ceilings has been completely filled with insulation, leaving no space for ventilation flow upward to the ridge vent. Ventilation is also blocked by dormers and skylights. In addition the ridge vent does not extend the full length of the ridge. The engineer recommended removing the ceilings and insulation in the attic and install sprayed in foam insulation. This type of insulation is much more effective than batt insulation and creates a vapor barrier, eliminating the need for ventilation. In order for this method to be effective the sprayed foam insulation must be installed under the entire roof, both in finished and unfinished areas. The downside of this method is the cost. Appletree Bay Property Management will work on getting a bid for this project. The mold was removed in this building and the cracked foundation is being repaired based on the engineers recommendation.

Roofing

Appletree Bay Property Management presented some pictures of a roof that was replaced last year. The pictures clearly showed deficiencies and the Board of Directors requested that Appletree Bay Property Management draft a letter to be sent to the roofer requesting immediate action on his part.

UNIT OWNER ITEMS

Unit owner items were reviewed and discussed.



OTHER BUSINESS Drainage Master Plan

The drainage master plan can be viewed on the Association's website. Please visit www.locusthillcondoassociation.com for additional information.

Pet Waste

All pet owners are reminded that they must pick up after their pet at all times. Doing so shows respect for yourself, your pet and your community.



Trash dumpster

The Association has not yet decided on a specific date for the trash dumpster.



Light bulb replacement

The Board of Directors agreed to purchase energy saving light bulbs and replace them as needed in order to save some money.

Garage Door Replacements

Requests for garage doors are evaluated as received. Most of the concerns noted have been due to issues with drainage and concrete and are, unfortunately, not matters that a replacement door will alleviate.

Community-Wide Garage Sale

The Board is planning a community-wide garage sale for **Saturday, June 30**. The Board will provide signage and advertising. This will be a great opportunity to find new homes for those unused items in your garage.



Meet Your Neighbors Barbecue



Whether or not you participate in the Garage Sale, we hope you will mark **June 30th** on your calendar and plan to attend a Potluck Barbecue that evening. Details are being worked out and updates will be posted to the website.

For either of these events, we are looking for volunteers to help plan and organize. Contact any one of us if you are interested in helping:

**Lynn Bates
Darren Brochu
Chris Russell
Sharon Bovaird
Deb Vogl
Bill Reeves**

**President@LocustHillCondoAssociation.com
VicePresident@LocustHillCondoAssociation.com
Treasurer@LocustHillCondoAssociation.com
Secretary@LocustHillCondoAssociation.com
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NEXT MEETING

The Spring walk around is scheduled for May 18, 2007 in front of unit 367 at 12.00 noon.

ADJOURNMENT

Having no further business, the meeting was adjourned at 9.10 p.m.