

# **Locust Hill Meeting Meeting Minutes September 12, 2007**

The Locust Hill Board of Directors held a meeting on Wednesday, September 12, 2007 at 6 p.m. in Unit 367.

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

The meeting was called to order at 6 p.m.

## **ADMINISTRATIVE**

Meeting minutes from the July 11<sup>th</sup> and 29<sup>th</sup> Special Meeting were approved by the board.

## **FINANCIALS**

Financial statements were approved by the board.

There was a motion to have all checks signed by two Board members. Appletree will prepare and present at each monthly Board meeting payments to be made. Bradd Rubman of Appletree Bay Property Management will continue to be a signer on the account in case of an emergency payment being needed – such payment to be pre-approved by a majority of Board members before a check is issued.

## **Bank Loan**

Lynn provided that the loan is moving along and we hope to schedule a closing between the attorneys and the bank soon.

The board approved the Resolutions with the Community Association Bank and signed a signature card.

## **2008 Budget**

The Board requests that Christiane of Appletree Bay Property Management and Chris Flannigan of Arrowhead Construction update the 2008 proposed budget with current estimates and proposals before the board reviews it for the annual meeting.

## **UNIT OWNER ITEMS**

Unit owner items were reviewed and discussed.

## **MAINTENANCE**

The board approved the purchase of a pool cover in the amount of \$750. The pool will be closed on 9/21. The board will consider using a different pool company next year for opening and closing the pool and regular cleanings.

## **OTHER BUSINESS**

Legal matters were discussed.

The board discussed the management contract between Locust Hill Condo Association and Appletree Bay Property Management but would like to have more time to review and discuss before approving it.

Board policies were discussed. The board discussed the request from unit owners for a list of all the unit owners in the association and decided not to share this information with anyone not directly associated with association business. The responsibility of unit owners for windows and doors will be reviewed and discussed by the board. The VT state fire and carbon monoxide alarm requirement was discussed, but the board will request additional information and post it on the association website.

## **NEXT MEETING**

The next meeting will be held on October 10<sup>th</sup> at 6pm in unit 367.

**ADJOURNMENT**

The meeting was adjourned at 7:45pm.