

Locust Hill Board of Directors - Meeting Minutes November 14, 2007

The Locust Hill Board of Directors held a meeting on Wednesday November 14, 2007 at 5.00 p.m. in Unit 367.

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

Contractors present: Chris Flanigan

Christiane Maisch represented Appletree Bay Property Management.

The meeting was called to order at 5.00 p.m.

ADMINISTRATIVE

October Meeting Minutes were accepted.

Meeting Minutes are available by accessing the Association's website

www.locusthillcondoassociation.com

FINANCIALS

The October 2007 Financial Statements were reviewed and accepted.

The 2007/2008 proposed budget was amended to reflect a 3.5% increase in the dues. The \$64.00 special assessment per month remained as previously adopted. The revised budget is to be presented at the Annual Meeting on November 16th. The Board of Directors reviewed current expenses and signed checks for payment.

MAINTENANCE

Roof/Attic Concerns

Chris Flanigan presented some pictures of the broken and free dangling trusses in the attic space of some of the buildings. The snow load of the past winter caused significant damage in at least 4 buildings, potentially more/all buildings. Chris Flanigan is working with an engineer (Knight Consulting) who found that there is not enough support. The worst buildings previously had metal roofs and those were replaced with asphalt roofs which are much heavier. Knight Consulting is working on a cost analysis which is hopefully available by Friday. Chris Flanigan is already working on some of the buildings to fix the roofs. Chris Flanigan is documenting everything in great detail in order to pursue with the repairs but still having documentation to support legal recourse.

Drainage

The drainage work is hopefully starting tomorrow. It was found that Locust Hill was built on a class II wetland. Chris Flanigan also met with the Act 250 and wetland department to get their blessing on the project. The violations noted by the State of Vermont (retention ponds) will be addressed and fixed during the drainage work to ensure Locust Hill is in full compliance. The original estimate was \$54,000 plus \$8,000 for the retention pond. The Board of Directors agreed to the contract.

UNIT OWNER ITEMS

Unit 220 - The Board of Directors authorized to have this garage door replaced as it causes a serious safety hazard.

Unit 413 - The unit owner presented a proposal to have a back window replaced at their expense. The proposed window would be bigger due to egress reasons. The Board of Directors approved this request.

The unit owner would also like to replace a front window with a double hung window instead of a sliding window. The Board of Directors would like to see pictures before they approve the request and asked that the trim must match the current trim color.

OTHER BUSINESS

Parking

A unit owner requested that the Board of Directors enforces the parking rules & regulations. Some residents are in violation and even park on lawn areas. The Board of Directors will discuss "Parking" at the Annual Meeting tomorrow but discussed the option of installing some permanent posts in order to stop residents from parking on the lawn.

The unit owners of 419-425 are reminded not to park in front of their garages as it causes problems for the school bus that picks up children at Locust Hill. The school bus already got stuck once when he tried to drive past those cars. The driver threatened not to pick up the children at Locust Hill any longer if the cars (specifically in this area 419-425) continue parking in front of the garages. We appreciate your cooperation.

Appletree Bay Property Management Contract

The 3 year contract was signed with the previously discussed amendments.

NEXT MEETING

The Annual meeting is scheduled for November 15, 2007 at 7 p.m. at the Travelodge Motel on Shelburne Road. The next board meeting is scheduled for December 12, 2007 at unit 367 at 6 p.m.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7.30 p.m.