

Locust Hill Board of Directors - Meeting Minutes February 13, 2008

The Locust Hill Board of Directors held a meeting on Wednesday February 13, 2008 at 6.00 p.m. in Unit 367.

Present were: Lynn Bates, Chris Russell, Sharon Bovaird, Kristin Guerrette, Board of Directors.
Unit owners present: David and Christine Szczerbak.

The meeting was called to order at 6.00 p.m.

ADMINISTRATIVE

The January Meeting Minutes were accepted.
Meeting Minutes and other important information are available by accessing the Association's website www.locusthillcondoassociation.com

The Board of Directors will discuss defining the role of non-voting board members at the next meeting.

FINANCIALS

January 2008 Financial Statements were reviewed and accepted.
The Board of Directors reviewed current expenses and signed checks for payment.

LHB reviewed the letter it received from the Community Association Banc, our lender, that loss of income stream needs to be factored in to our annual budget.

MAINTENANCE

Meeting with Levinsky Landscaping

Beth Levinsky and Kevin Green from Levinsky Landscaping came to discuss issues with current snow removal. Their subcontractor, Green Thumb, will no longer be doing snow removal for LH. They requested that all cars be moved from the numbered and guest spaces between 10:30 and 11:30 after snow storms so the entire parking area can be plowed. The snow removal plan was discussed with them and they asked for a copy ASAP, as this shows where the plowed snow is to be placed. LHB is revising the parking policy to clarify resident's responsibility for moving cars for maximum snow removal. The revised policy will be mailed to each resident and posted on the website. Any issues with snow removal are to be reported by phone or email to ATB not LHB. Levinsky was given a request for proposal to bid on providing landscaping and snow removal services for the next year. Proposal is due by March.

LHB was advised that there is an unpaid balance owed to Levinsky from Oct/Nov 2006 that was never billed to the Association. ATB will review and get back to LHB to confirm.

Trusses

The contract and deposit were approved for Royal Design for the truss work in units 411-417.

Arrowhead Consulting

LHB approved hiring Team Arrowhead as maintenance consultants for LH. The contract is for 1 year and includes 10 hours of contract time per month at \$500/mo. Additional time, if necessary, will be billed at a reduced rate of \$50/hr.

UNIT OWNER ITEMS

Unit 419 - The unit owners attended the meeting and requested that the fire lane signs be removed as they want to be able to have guests park in front of their garage on evenings, weekends and other times school is in session as parking in their area is an issue. The Board will consider their request at the next meeting when the full board membership is present.

Unit 417 - This unit has experienced plumbing issues and several sewer back ups over the past few months. P&P will be replacing the outside plumbing "Y" that services units 411-417. LHB is reviewing LHCA bylaws to see if unit owners are required to carry hazard insurance on the unit interior. Such insurance should definitely include the plumbing covenant.

OTHER BUSINESS

Updates

LHB voted to include weekly project updates for the preceding month with the minutes from each board meeting. Updates will be posted on the website as well.

NEXT MEETING

The next board meeting is scheduled for March 12, 2008 at unit 367 at 6 p.m.