

Locust Hill Board of Directors - Meeting Minutes March 12, 2008

The Locust Hill Board of Directors held a meeting on Wednesday March 12, 2008 at 6.00 p.m. in Unit 367.

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

Unit owners present: Andrea Vogl, David & Christine Szczerbak.

Contractors present: Chris Flanigan (Arrowhead)

Christiane Maisch represented Appletree Bay Property Management (ABPM).

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

ADMINISTRATIVE

Sharon will forward the February minutes for future action by the Board.

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

FINANCIALS

February 2008 Financial Statements were reviewed and accepted.

The Board of Directors reviewed current expenses and signed checks for payment.

MAINTENANCE

Trusses

The trusses in building 411-417 are almost complete; the next building to be done is 419-425. There is concern that ceilings may be damaged in the process. Obvious damage due to the contractor's negligence will be paid for by the contractor. However, any damage that is unavoidable while walking on the trusses will be the responsibility of the Association.

Drainage

The drainage work will be completed by March 14 and the large equipment will be removed from property. Reseeding and paving repairs needed due to the drainage work will be done in the spring.

Pool

The Board of Directors is awaiting one more quote before making a decision on the vendor who will service the pool in 2008.

Leaky Garages

Many garages at Locust Hill have water seeping in. In order to stop and fix this problem properly, the garages would in fact need to be rebuilt. The Association by-laws allow for owners to be assessed for repairs to "limited common elements"; therefore if all the owners of any garage building agree to having their garage building repaired, they can be assessed for that work separate from the whole Association.

Snow plowing

ABPM requested bids from five companies for grounds maintenance. One company declined to bid; the other bids ranged from \$34,000 - \$48,000. The current grounds contractor's work has been unsatisfactory and after several meetings with the contractor and no improvement in the work the Board feels changing contractors is necessary. The lowest bid received was from Arrowhead in the amount of \$34,000. The bid was accepted by the Board pending additional items to be added to the contract (time line, exit clause, etc.) If those terms are acceptable to all parties, Arrowhead's contract will begin

on April 1, 2008. As part of the drainage work contract with Arrowhead, a snow removal plan (where snow be pushed, etc.) was to be made. The Board requested the snow plowing plan be received no later than the April meeting.

UNIT OWNER ITEMS

Unit 419 - The unit owners again expressed their concern regarding two "fire lane/no parking" signs that have been posted outside the garage building 419-425. The Board explained that cars parked in front of the garage makes it difficult for the school bus. The school has threatened, on three separate occasions, to stop picking up kids at the circle; therefore the Board felt it necessary to post the sign because there had been no reply or action in response to several attempts to be in conversation with those owners. There was discussion that the Rules & Regulations do not allow any parking in front of any garages. The Board agreed to remove the signs and will continue to monitor the situation.

Unit 413 - The unit owner expressed concern about the recent project that affected units 413 and 415 while repairing a sewer line to eliminate sewer back ups in unit 417. Communication between the owners and the contractors was difficult and the length of time originally projected to complete the work was not kept. ABPM reminded the Board that the work was authorized during a meeting with the contractors present and that the Board authorized this project without having very detailed information due to the urgent need of eliminating further back ups in unit 417. The recommendation to the Board (which was accepted) was that the original contractor be taken off the job and that Arrowhead completes the work. The project now is close to completion. There was conversation about the bill received from the original contractor. The Board, through ABPM and Arrowhead are hoping to negotiate a settlement.

OTHER BUSINESS

Letter from Town of Shelburne

The Board of Directors received a letter from the Town of Shelburne's waste water department regarding excessive flows coming from Locust Hill. The Board of Directors requested that Chris Flanigan (Arrowhead) and Jim Howley (engineer) contact the Town of Shelburne regarding the letter for more information.

Community picnic and yard sale

The Association will hold its annual yard sale and picnic on July 12th. A community dumpster will be made available July 14th for 7 days.

Conference Call

In order to provide a regular and smooth flow of information regarding work being done at Locust Hill, the Board decided that Vice President Darren Brochu, participate in a weekly conference call with Arrowhead and ABPM. Darren will report back to the Board. These project reports will be posted on the website. Darren presented a spreadsheet listing the amount of money spent to date on the loan and for what projects. This information will be available on the website in the near future.

Insurance

ABPM was able to receive one other bid for the renewal of the master insurance. Nationwide is currently the master insurance provider. The new bid was for two separate deductibles (\$1,000 & \$2,500) with Vermont Mutual. Nationwide has not yet forwarded the renewal bid. The Board of Directors invited the insurance agent for Vermont Mutual to their next meeting.

NEXT MEETING

The next board meeting is scheduled for April 9, 2008 at unit 367 at 6 p.m.

ADJOURNMENT

Having no further business, the meeting was adjourned at 9.05 p.m.