

Locust Hill Board of Directors - Meeting Minutes April 9, 2008

The Locust Hill Board of Directors held a meeting on Wednesday, April 9, 2008 at 6.00 p.m. in Unit 367.

Present were: Darren Brochu, Chris Russell, Sharon Bovaird, Board of Directors.
Unit owners present: Kate Gavin, Mr. Gavin, Rick Byrne.
Contractors present: Chris Flanigan (Arrowhead)
David Holton represented the Essex Agency.
Christiane Maisch represented Appletree Bay Property Management (ABPM).

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

ADMINISTRATIVE

The February and March Meeting Minutes were approved.
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

Arrowhead reported that they inspected more buildings and found that the trusses in those buildings are not in any need of repair. There is only one more building to inspect.

Garages

Many garages are in need of serious repair but some may even need to be rebuilt.

Asphalt

Arrowhead will be working with the Board of Directors on needed asphalt repairs this year.

UNIT OWNER ITEMS

Unit 421 - The unit owner reported that 3 ceiling lights were poked out in closets while the truss work was going on in the attic space of the building. The insulation dropped in the closets and the resident requested reimbursement for dry cleaning. Arrowhead will talk with Royal Design to find out if reimbursement or partial reimbursement can be considered.

Unit 234 - The unit owner reported a leak in the upstairs bedroom. Arrowhead inspected the concern and the roof needs to be repaired, and some shingles lifted up. A large tree needs to be cut back as well since there is concern that this tree may contribute or be the cause of this problem.

Unit 188 - The unit owner reported that the sidewalk is in desperate need of repair and that he can not use his garage due to a huge asphalt hump in front of it. The Association may consider some sidewalk work this year but is currently awaiting pricing. The Board of Directors authorized Arrowhead to cut the asphalt in front of the garage.

Unit 307 - The unit owner reported that gutters came apart from the garage building and water is coming into the side of the building. The Board of Directors authorized Arrowhead to re-install the gutters.

Unit 262 – The exterior repair on the unit are almost complete. The brick still needs to be put back.

OTHER BUSINESS

Letter from Town of Shelburne

Arrowhead met with the Town of Shelburne. The Town put a camera in each sewer line located at Locust Hill at the Town's expense to investigate whether stormwater is leaking into sewer.

They discovered serious concerns ranging from broken to detached lines. Hydraulic water pressure has also been found in the lines. This proves that Locust Hill is contributing a fair share of this problem. There is a 8.5 sewer line that needs to be fixed in one day because it would mean that the water be shut off during the time of repair. These issues are corroding the soil underneath some buildings and garages.

Arrowhead and Jangraw Excavating are currently working on an estimate.

Meeting with David Holton from the Essex Agency:

David Holton explained that Vermont Mutual is the largest writer of condominium insurance policies in the State of Vermont. Furthermore, Vermont Mutual offers blanket insurance which means that you are NOT limited to the amount of coverage on any one bldg. The total coverage amount may be used for any one claim if necessary. The proposal reflected a \$2,500 deductible which is a recommended deductible amount on a master insurance policy in order to keep smaller maintenance claims out. Unit owners will be responsible to cover the difference up to \$2,500 under their own homeowner's policy. David Holton is confident that Vermont Mutual offers the best coverage and the best rates. The vp1400 form is a beneficial endorsement and David Holton feels that this coverage is a huge advantage to Associations although there is a potential to pick up more claims. The vp1400 form covers fixtures, improvements and alterations that are a part of the building or structure, appliances, as well as partition walls. There is no reduction in premium if the vp1400 was removed from the policy.

NEXT MEETING

The spring walk around is scheduled for May 3, 2008 at 10 a.m.

The next board meeting is scheduled for May 14, 2008 at unit 367 at 6 p.m.

ADJOURNMENT

Having no further business, the meeting was adjourned at 8.45 p.m.