

# **Locust Hill Board of Directors - Meeting Minutes June 11, 2008**

The Locust Hill Board of Directors held a meeting on Wednesday, June 11, 2008 at 6.00 p.m. in Unit 367.

Present were: Darren Brochu, Sharon Bovaird, Lynn Bates, Kristin Guerette, James Wildish, Board of Directors.

Unit owners present: Doris Jewel, Michelle Paskevich.

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**

The May Meeting Minutes were approved.

Meeting Minutes and other important information are available by accessing the Association's website [www.locusthillcondoassociation.com](http://www.locusthillcondoassociation.com)

## **FINANCIALS**

May 2008 Financial Statements were reviewed and accepted.

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

## **MAINTENANCE**

### **Sewer / Town of Shelburne**

Arrowhead finished the sewer project and confirmed all findings the Town of Shelburne pointed out. Arrowhead found many areas of erosion. Many risers were never attached properly. There is one other riser that still needs to be addressed. The Town of Shelburne was very pleased with the work. The long term plan is that the Town of Shelburne would take ownership of the Locust Hill sewer system, which should save the association money on repairs in the future. There is no guarantee but Arrowhead will continue to communicate with the Town regarding this matter.

### **Carpentry Work**

Arrowhead received a deposit check and will send a crew with double the manpower in order to finish the work even quicker. This project should start no later than next week.

### **Asphalt**

Arrowhead marked the worst areas throughout the property and presented a detailed bid. The Board of Directors approved the proposal.

### **Privacy Fences**

The Board of Directors approved the replacement of the privacy fences for units 303-307.

### **Pool**

Arrowhead will provide a price to fill the area between the pool and tennis court with concrete.

### **Parking Spaces**

The Board of Directors discussed possibilities of adding additional parking spaces. Location and spaces has not yet been determined. The parking policy is being enforced.

## **UNIT OWNER ITEMS**

Unit 289 LH - The Association approved having open sewer pipes/vents in this unit repaired. The owner requested to add insulation at the owner's expense. The Board of Directors approved.

Unit 361 LH - The Board of Directors and the unit owner agreed to remove a garden in front of the unit that was established by a previous owner.

Unit 190 LH - The unit owner requested to remove old cedar bushes in front of the unit. The Board of Directors requested Arrowhead's professional opinion if they should be removed or not. If Arrowhead confirms, the Board of Directors is approving this request.

234 LH - The unit owner requested permission to use the parking space of a unit owner that is not utilizing this space. This request was denied.

116 / 114 LH - The unit owners experienced a problem with squirrels and chipmunks. A pest control company is working with the unit owners to address the problem.

295 LH - The unit owner expressed noise coming from the Pepsi plant. Appletree Bay Property Management will write a letter to Pepsi asking them to be more considerate. Additionally, the unit owner requested that some tree limbs be cleaned up near the swail that are leftover from the cutting of the trees relating to the drainage project. The State of Vermont mandated that mature trees were cut down during this project.

## **OTHER BUSINESS**

### **Problem reporting policy**

The Board of Directors will not pursue a reporting policy based on the Association's attorney advice.

### **Plantings / Landscaping**

Unit owners are asked to request board approval before planting anything on common land. Please be advised that all plantings are subject to removal if deemed necessary. Additionally, Arrowhead advised the Board that all utility lines run low below the ground and there should be no digging without consulting with "digsafe" prior. There was discussion that it causes serious problems when unit owners start planting without consulting with the Board first because at times new owners (in case the old owner moves) may not want to take on the chore of maintaining a garden. The responsibility then falls back onto the Association.

### **Garage Sale / BBQ**

The annual garage sale and BBQ is being held on July 12<sup>th</sup>. Reminder notices will be hand delivered to all units.

### **Rubbish**

It was found that the swap garage (garage #T3) is being abused. The swap garage is to be used for re-useable items ONLY, not trash. Please be considerate. Thank you. The community dumpster will be available starting July 14<sup>th</sup>. Paint, oils, tires, and hazardous materials are not permitted to be disposed off.

## **NEXT MEETING**

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

**ADJOURNMENT**

Having no further business, the meeting was adjourned at 8.40 p.m.