

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

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

Present were: Chris Russell, Sharon Bovaird, Lynn Bates, Board of Directors.
Unit owners present: Craig Pepper, Nancy Darcy, Leslie Anderson, Kathy West.
Contractors/Guests present: Chris Flanigan (Arrowhead), Jim Howley (Engineer), Jim Pease (State of Vermont), Dan Stone (Pepsi).
Amelia Rainville and Christiane Maisch represented Appletree Bay Property Management (ABPM).

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

ADMINISTRATIVE

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

FINANCIALS

June 2008 Financial Statements were reviewed and accepted.
The Board of Directors reviewed current expenses and signed checks for payment.
The Board approved paying the monthly grounds maintenance and consultant fee on the first of each month, authorizing Appletree Bay Property Management to sign checks for those two payments.

MAINTENANCE

State of Vermont

Jim Pease (State of Vermont), Jim Howley (Engineer), Dan Stone (Pepsi), and Chris Flanigan (Arrowhead) were present to discuss the possibility of having Vermont Youth Conservation Corps crew construct check dams in the eroded gully. The erosion is caused by runoff from the previously faulty stormwater detention basins at the Pepsi facility on Karen Drive and the Locust Hill Condominiums. The crew would be available for 1 week and the State may have most of the necessary construction materials available from another job. Pressure treated 4x4x8 would be used. Some materials would still need to be purchased. Dan Stone offered to pay for the necessary materials in the amount of approximately \$500.

Jim Pease also inspected the basin across from building 363-369. He explained that the basin is plugged and requested that Locust Hill come up with a way to maintain the basin. Arrowhead and members of the Board of Directors reported the basin is fully functional. Jim Pease asked that photographs be forwarded to him with images during a rain storm and afterwards. Jim Howley offered to take the pictures for the Association and forward them to Jim Pease.

Pepsi

The Board informed Dan Stone that some residents have complained about excessive noise coming from the Pepsi plant. Mr. Stone explained that the trucks are loaded beginning in the late afternoon until early morning. He said he would address Association concerns with his staff.

Signage in front of units

There was discussion whether additional signage in front of the units may be beneficial, giving each building letters instead of numbers. This discussion was tabled until the next meeting.

Tree Removal

The Board authorized Arrowhead to remove two trees by the pool in order to allow late-afternoon sunlight on the pool and one tree next to parking spot 287 which is dead and affects the roadway. The Board requested a price for additional parking spaces in this area once the tree is removed.

Garage roofs

The Board of Directors requested a price for re-roofing on three garage buildings.

Decks

The Board requested a price for deck repairs on unit 262-276.

Sewer/Town of Shelburne

The Town of Shelburne returned to the site and informed Arrowhead that there is one other area they would like to have addressed. This information came after the work originally requested by the Town has been completed. Arrowhead is in contact with the Town to come up with a solution.

Carpentry Work

The carpentry work on common areas is ongoing.

Asphalt

The approved asphalt work is completed.

Pool

Arrowhead estimated the concrete work between the pool and tennis court around \$5,000.

Parking Spaces

The Board requested pricing to have all parking space line and numbers repainted; guest spots to be painted in yellow.

UNIT OWNER ITEMS

Unit 283 LH - The unit owner expressed concerns that a sidewalk near the unit is still flooding although a drain was recently installed. Arrowhead explained that the drainage project addressed all areas outlined on the drainage master plan prepared by an engineering firm. There are still some areas of concern and additional work would help alleviate the problem. The Board is discussing raising some sidewalks but the list has yet to be prioritized. The owner also expressed concerns regarding garage flooding. This is a common problem and there are multiple factors that contribute to this problem. Arrowhead plans to plow snow in different locations this upcoming winter season which should help.

291 LH / 293 LH - The unit owners expressed concerns regarding the removal of the posts and ropes along the buildings as it encourages people to park on the lawn area. The unit owners suggested a natural barrier such as planting day lilies along this area. Arrowhead agreed to donate mulch and forward a catalog to buy plantings at wholesale price. The unit owners asked whether the debris along the tree line will be disposed off. Arrowhead will chip debris such as sticks in the future.

287 LH - The unit owner was present to discuss concerns regarding parking. Three additional parking spaces near units 283-287 have been created. The plan is to change the existing spaces for 283-287 into guest parking and assign the new parking spaces to units 283-287. The Board will investigate if the numbered parking spaces are deeded to each unit before making this change final.

OTHER BUSINESS

Garage Sale / BBQ

The annual garage sale and BBQ is being held on July 12th. Appletree Bay Property Management will place an ad in the Burlington Free Press free of charge.

NEXT MEETING: The next board meeting is scheduled for August 13, 2008 at unit 367 at 6 p.m.

ADJOURNMENT: Having no further business, the meeting was adjourned at 8.15 p.m.