

# **Locust Hill Board of Directors - Meeting Minutes August 13, 2008**

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

Present were: Chris Russell, Sharon Bovaird, Lynn Bates, Darren Brochu, Board of Directors.  
Unit owners present: James Wildish, Brigid Chick, Doris Jewell.  
Contractors / Guests present: Chris Flanigan (Arrowhead)  
Amelia Rainville represented Appletree Bay Property Management (ABPM).

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

## **ADMINISTRATIVE**

The July 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**

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

## **MAINTENANCE**

### **New Parking Spaces**

Three new visitor parking spaces have been added. The board approved adding additional visitor parking spaces. They also discussed moving some numbered parking spaces to spaces closer to their respective units. After the new parking spaces are added, all of the parking spaces will be relined and renumbered. Visitor parking spaces will be lined in yellow. During the construction and painting, owners will need to park on the road way. Appletree Bay Property Management will send a detailed memo once the work is scheduled.

### **Garage Roofs**

The board accepted Arrowhead's proposal to replace the following garage roofs; 266-268, 262-264, 114-120, 122-128, 170-176, 177-182, 190-196. The work will start in the near future.

### **Signage**

The board discussed the need for adding signage and updating some current signage. There will be further discussion on which new signs are necessary.

### **Pool Concrete Work**

The board approved the installation of a concrete pad in the pool area.

### **Pool Leak**

The board approved repairing a leak to the return pipes for pump #2.

### **Pool Lock**

Due to several recent incidences of vandalism to the pool gate lock, the board approved changing the type of lock that is used. The new lock is break proof and will require a key to open the gate from the outside as well as the inside. The board approved to add a permanent sign to the pool door alerting pool users of the lock.

**Pool lights**

The board approved installing motion sensor lights at the pool. Arrowhead will look into repairing or changing the trail lights leading to the pool.

**Street Lights**

The board discussed the streetlights that are not functioning. Green Mountain Power has been notified repeatedly. Arrowhead may be able to repair. They will look into whether the streetlight repairs are the association's responsibility.

**Stormwater/ Basin**

After observing the basin, the State of Vermont agreed that the basin is functioning. The State is requesting that the outlet pipe is cleared out and the water-flow in the inlet swales on both sides is addressed.

**UNIT OWNER ITEMS**

178 LH - The unit owner would like to install a satellite dish. Unit owner will be contacted to discuss possible installation points.

214 LH - Unit owner brought the condition of the tennis courts to the attention of the board. The tennis courts are in need of maintenance and the fence surrounding the court has a gap along the bottom. The board approved the tennis courts be power-washed and the fence posts lowered to close the gap.

220 LH - The Unit owner expressed a problem with a leaky rain gutter over the front door. Arrowhead will address the problem.

417 LH - The Unit owner would like to install a satellite dish, she will be contacted with the guidelines for approved locations. The unit owner also would like the drain pipe on the back patio of the unit to be repaired as an attachment comes off during heavy rain, Arrowhead will resolve the issue.

276 LH - The unit owner requested the board's permission to move the bathroom vent to exit the side gable. The board agreed to give written permission. The unit owner also suggested adding and changing the signage at Locust Hill, the board will discuss the signs at the next meeting.

301-307 LH - Leaks from gutters and downspouts are causing water to fill up in the windows. Arrowhead will address this issue.

**OTHER BUSINESS****Parking Enforcement**

Parking will continue to be monitored and enforced. Owners must park in their garage or their designated, numbered parking space. Owners who are parking in visitors spots will be towed.

**Trash**

Only bagged, household trash can be placed in the trash room. Do not place furniture or other large, non-household trash items in the trash room. The association is charged extra to have non-household items disposed of and these costs affect everyone, please be responsible. If you have any non-household trash to dispose of, please contact the Chittenden Solid Waste District.

**NEXT MEETING**

The next board meeting is scheduled for September 10, 2008 at unit 367 at 6 p.m.

**ADJOURNMENT**

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