

# **Locust Hill Board of Directors - Meeting Minutes September 10, 2008**

The Locust Hill Board of Directors held a meeting on Wednesday, September 10, 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: Peter Dempsey and Trish Hunsdon.  
Contractors 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 August 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)

## **BOARD MEMBER**

Kristen Guerrette has recently sold her unit and has resigned from the Board.

## **FINANCIALS**

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

## **MAINTENANCE**

### **Sewer Vent**

The Town of Shelburne recently tested the sewer lines and found several underground vents that were open. The Board approved digging to the lines so they can be capped.

### **Man Hole**

During their inspection, the Town of Shelburne found a sunken man hole that was leaking and they mandated that it be repaired. The Board of Directors approved elevating the man hole.

### **New Parking Spaces**

The new visitor spots will be added soon. The repaving and painting of the parking lot is expected to be finished by the end of October. The Board approved excavating part of the driveway to cap an open sewer vent.

### **Garage Roofs**

The garage roofs are currently being replaced. The Board approved adding another garage to the project due to rot that was recently found. The Board also approved additional work to repair the floor of garage 122-128. One corner of the floor has shifted due to an open sewer vent that runs under driveway and garage. The vent will be capped and a corner of the floor will be filled to raise the level so the garage walls can be realigned to the floor.

### **Garage Doors**

The Board discussed replacing some garage doors. They will work with Arrowhead to make a priority list so the worst doors will be replaced first. Any replacements will be installed after the rotted trim on the garages is repaired.

### **Water Shut Off Pipes**

The Board of Directors approved trimming down the water shut off pipes that are outside the buildings. The Board has obtained the Town of Shelburne permission to cut the pipes. The Town of Shelburne will be present with Arrowhead when the first pipe is trimmed.

### **Pool Concrete Work**

The concrete work at the pool will begin in the near future, the pool leak repairs will coincide with the addition of the concrete pool pad.

## **UNIT OWNER ITEMS**

### **216 - Parking Request**

The Board considered a parking request from the new owners of 216. The owners requested that the Board make an exception to the two car parking rule due to their special circumstances. There are two owners, each of the owners has a personal vehicle but one owner is a Vermont State Trooper and is required to keep a work vehicle at his residence when off duty. After serious discussion, the Board concluded that this particular request must be granted. It was found that this was a unique situation in which the owner was required to have a third vehicle on the premises to perform his job duties and no reasonable alternatives could be found. In addition, the Board felt the presence of a police vehicle will be a helpful crime deterrent as Locust Hill has experienced several incidences of vandalism and break ins this year. The police car will be parked in a "service vehicle" parking spot once the new spots are completed.

### **281 - Garage Back Door**

The unit owner requested the back door to his garage be replaced because of significant damage. Arrowhead will look into replacing the door with some left over doors from the other Locust Hill garage projects.

### **367 - Drainage**

The unit owner requested that the drainage problem behind the unit be corrected. Arrowhead will submit an estimate to the Board for the next meeting.

## **OTHER BUSINESS**

### **Board Vacancies**

The Board of Directors is anticipating three vacancies this year. Any owners who are interested in joining are encouraged to contact the Board.

### **Annual Meeting**

This year's annual meeting will be held on Wednesday, November 12<sup>th</sup> at 7:00 at the Super 8 on Shelburne Road.

## **NEXT MEETING**

The next Board meeting is scheduled for October 8, 2008 at unit 367 at 6 p.m.

## **ADJOURNMENT**

Having no further business, the meeting was adjourned at 7:45 p.m.