

**LOCUST HILL CONDOMINIUM ASSOCIATION  
2008 ANNUAL MEETING MINUTES  
NOVEMBER 12, 2008**

The Locust Hill Condominium Association held its Annual Meeting on Wednesday, November 12, 2008 at 7.00 p.m. at the Super 8 on Shelburne Road. The meeting was called to order at 7.03 p.m.

**DECLARATION OF QUORUM:** 26 units were represented either in person or by proxy. 25% of unit owners being present in person or by proxy are required for a quorum. A quorum was declared. The Board of Directors made its introductions, present was Lynn Bates, Darren Brochu, Chris Russell and Sharon Bovaird. Chris Flanagan represented Team Arrowhead Construction, Patrick Bradley and Amelia Rainville represented Appletree Bay Property Management.

**2007 ANNUAL MEETING MINUTES:** The 2007 Annual Meeting Minutes were approved, all in favor.

**BOARD REPORT, YEAR IN REVIEW**

Vice President Darren Brochu presented the year in review. The 2008 accomplishments were reported as follows

- Roof work was completed.
- Truss repair was completed.
- Drainage work was mostly completed.
- Garage roof repairs were completed.
- Garage structural repairs were completed.
- Sewer lines - open sewer lines were excavated and repaired.
- Siding rot - the worst rot was repaired, more will be done next year.
- Road Repairs - potholes were filled.
- Parking Spaces - three spaces were added, more spaces are planned.
- President Lynn Bates reported on the recent settlement of a law suit with a roofing contractor. The Board accepted a settlement of \$50,000 for damages caused by improper roof installation.

**2009 BUDGET**

Treasurer Chris Russell presented the 2009 budget which included no increase on the monthly fee amount and the continuation of the \$64 monthly special assessment for the association's loan payment. There will be funds available on the line of credit for 2009, the Board expects to use the remaining credit and close the loan by the end of spring. Due to the large amount of wood rot that was discovered on the buildings this year, the Board will reserve the majority of the remaining loan funds to complete those repairs.

There was a discussion on replacing the current siding with vinyl. The Board acknowledged that the vinyl siding material is much less expensive than the wood siding but it is difficult to reside the buildings one at a time because of the frequent changes in available siding colors. Replacing the siding all at once will be too expensive for the Association do at this time. The Board will continue to investigate the options available for the future.

**ELECTION OF BOARD MEMBERS:**

Sharon Bovaird and Lynn Bates announced that they will not be running for reelection this year. The Board asked for nominations from the floor. Heidi Wetherbee, Allison Howe and Linda Damon were nominated and elected. The new Board members and term expirations are as follows;

Darren Brochu		2009
Chris Russell	2009	
Heidi Wetherbee		2011
Allison Howe	2011	
Linda Damon	2011	

**ADJOURNMENT:** Having no further business, the meeting was adjourned at 8:10 p.m.