

Locust Hill Condominium Association
Board of Directors - Meeting Minutes
December 10, 2008

The Locust Hill Board of Directors held a meeting on Wednesday, December 10, 2008 at 6.00 p.m. in Unit 190.

Present were: Darren Brochu, Linda Damon, Alison Howe and Heidi Wetherbee, Board of Directors. Amelia Rainville represented Appletree Bay Property Management (ABPM).

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

ADMINISTRATIVE

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

FINANCIALS

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

MAINTENANCE

Storm Water Drainage

The drainage work is completed and Locust Hill has been given state certification.

Mail Box

The new mail box has been installed. The damaged box will be removed in the near future.

Siding

The Board has authorized residing parts of the building with vinyl siding. The vinyl will be used when the siding on an entire wall will need to be replaced, this will cut down significantly on the cost of material as vinyl siding is less expensive and easier to maintain than wood.

Gutters

The gutter cleaning and repair is in process.

Exterior Lights

Several exterior lights are out or need sensor repairs. Team Arrowhead will be replacing and repairing the lights in the near future.

Tree Removal

The tree removal project will begin sometime this winter.

Dryer Vents

The Board discussed several issues with the dryer vents. Some units are experiencing water leaks from the vents in the ceiling. Now that the attic spaces in some buildings have been properly vented and insulated, the air in the attics are colder during the winter which has caused condensation to accumulate in the dryer vents. The Board authorized lowering the vents in those units to keep the condensation from collecting. The Board also discussed dryer vent cleaning. APBM will investigate if cleaning the dryer vents has been paid for by

the association in the past, when the vents were last cleaned and the estimated cost. The Board will continue the discussion at the next meeting.

Cable Installations

The Board discussed adding a new policy to prevent holes and damage to the new siding from cable and satellite installers.

UNIT OWNER ITEMS

417 - The unit owner has experienced some water damage to the flooring near the back door. Team Arrowhead will continue to work on determining the source of the damage.

OTHER BUSINESS

Board Officers

The Board voted on its officers, the new positions are as follows;

Darren Brochu - President

Alison Howe - Vice President

Linda Damon- Secretary

Heidi Wetherbee - Treasurer

Chris Russell - Board Member

Next Meeting: The next Board meeting is scheduled for Wednesday, January 14th 2009 in unit 190.

ADJOURNMENT: Having no further business, the meeting was adjourned at 7:30 p.m.