

# **Locust Hill Condominium Association Board of Directors - Meeting Minutes January 14, 2009**

The Locust Hill Board of Directors held a meeting on Wednesday, January 14, 2009 at 6.00 p.m. in Unit 190.

Present were: Darren Brochu, Linda Damon, Alison Howe and Heidi Wetherbee, Board of Directors.  
Chris Flanigan (Arrowhead)  
Christiane Maisch represented Appletree Bay Property Management (ABPM).

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

## **ADMINISTRATIVE**

The December 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**

December 2008 Financial Statements were reviewed and approved.  
The Board of Directors reviewed current expenses and signed checks for payment.  
The Board of Directors discussed delinquent accounts.

## **MAINTENANCE**

### **Exterior Lights**

Team Arrowhead will repair / replace lights that are not working in the very near future.

### **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. There is concern that the cleaning of the dryer vents may cause damage to the hoses and more research needs to be done. No decision was made at this time and the matter was tabled.

## **UNIT OWNER ITEMS**

Unit owner items were reviewed and discussed.

## **NEXT MEETING**

The next Board meeting is scheduled for Wednesday, February 11, 2009 in unit 190.

## **ADJOURNMENT**

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