

Locust Hill Condominium Association Board of Directors - Meeting Minutes February 11, 2009

The Locust Hill Board of Directors held a meeting on Wednesday, February 11, 2009 at 6.00 p.m. in Unit 190.

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

FINANCIALS

January 2009 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

Gutter Cleaning

The Board of Directors discussed gutter cleaning during the spring season. Arrowhead informed the Board of Directors that the gutter systems on several buildings should be repaired first before cleaning is considered. No further decision was made at this time.

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.

UNIT OWNER ITEMS

Unit owner items were reviewed and discussed.

OTHER BUSINESS

Pool

Appletree Bay Property Management has contacted the Swimming Pool Tech regarding a new law regarding drain covers that became effective on December 19, 2008 to see what the costs are.

The federal Virginia Graeme Baker Pool and Spa Safety Act requires that **every public pool and spa must be equipped with anti-entrapment drain covers and other layers of protection, such as safety vacuum release systems.** These requirements became effective on December 19, 2008, though the federal enforcement agency, the Consumer Product Safety Commission (CPSC), has announced that it will not enforce the law against pools or spas that were closed on December 19, 2008, until they reopen next spring or summer. The law is named for the granddaughter of former Secretary of State James Baker, III, who died in 2002 at the age of 7 after the powerful suction of a drain entrapped her

under water.

Specifically, the Pool and Spa Safety Act requires:

Public Pool Drain Covers. Every new and existing public pool and spa must be equipped with drain covers conforming to the ASME/ANSI A112.19.8 performance standard, or any successor standard.

Public Pool Drain Systems. Every public pool and spa with a single main drain, other than an unblockable drain, must be equipped with one or more additional devices or systems designed to prevent suction entrapment that conforms to any applicable ASME/ANSI standard or applicable consumer product safety rule. These devices or systems include a safety vacuum release, suction-limiting vent, gravity drainage, automatic pump shutoff, or drain disablement system, or other system determined by the CPSC to be equally effective in preventing suction entrapment.

Definitions. Under the law, "swimming pools" and "spas" include any outdoor or indoor, in-ground or above-ground structure intended for swimming or recreational bathing, including hot tubs, spas, portable spas, and non-portable wading pools. A "public pool and spa" means a swimming pool or spa that is (1) open to the public generally, whether for a fee or free of charge; (2) open exclusively to members of an organization and their guests, patrons of a hotel or other public accommodations facility, or residents of a multi-unit apartment building, apartment complex, residential real estate development, or other multi-family residential area; or (3) operated by the federal government (or by a concessionaire for the federal government) for the benefit of members of the armed forces and their dependents or employees of any agency and their dependents.

Primary enforcement of the Pool and Spa Safety Act is by the CPSC, which has answers to Frequently Asked Questions on its website at <http://www.cpsc.gov/businfo/poolspafaq.pdf>.

NEXT MEETING

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

ADJOURNMENT

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