

Locust Hill Condominium Association Board of Directors - Meeting Minutes April 8, 2009

The Locust Hill Board of Directors held a meeting on Wednesday, April 8, 2009 at 6.00 p.m. in Unit 190.

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

The meeting was called to order at 6.05 p.m.

ADMINISTRATIVE

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

FINANCIALS

February 2009 Financial Statements were reviewed and approved.
The Board of Directors reviewed current expenses and signed checks for payment.

For record keeping purposes, the Board of Directors requested to receive receipts for materials for work performed by Arrowhead and all other contractors moving forward.

MAINTENANCE

Arrowhead supplied the Board with an update about work that has been done around the complex. It was noted that the completion of the spring clean up would not be able to be finished due to the ground being too wet. The water issue behind units 363 to 369 has been fixed along with ceiling repairs in 289 and 281.

Maintenance and quality standards were mentioned, it was noted that all contractors should complete their work the first time around and not be asked to come back again and again to complete the job right.

Rubbish

The proper use of the trash garages were discussed, in addition the Board has decided to ask All Cycle to reduce the size of the dumpster in T4 and put it on wheels (this may help reduce the damage that is currently happening to the door tracks). The discussion with All Cycle and ABPM was brought up and it was noted that All Cycle will speak to their divers and ask them to be more careful about taking the dumpsters in and out of the garages.

Pool

Quotes were looked at for the new drainage system that is required by the State of Vermont. Pool World and The Swimming Pool Tech supplied the Board with bids and it was discussed that in order to compare the two quotes the Board needed to know if both drainage units were the same. ABPM will contact both contractor to have them match their specs, in addition the warranty for the drainage system was also asked to be looked into.

UNIT OWNER ITEMS

Unit owner items were reviewed and discussed.

OTHER BUSINESS**Spring walk around**

It was noted that Arrowhead will compile a list of spring issues for the Board to view for the next meeting and it will be decided at that time if the Board needs to do an official walk around.

NEXT MEETING

The next Board meeting is scheduled for Wednesday, May 13, 2009 in unit 190.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:35 p.m.