

**Locust Hill Condominium Association
Board of Directors - Meeting Minutes
May 13, 2009**

The Locust Hill Board of Directors held a meeting on Wednesday, May 13, 2009 at 6:00pm in Unit 190.

Present were: Darren Brochu, Heidi Wetherbee, Linda Damon and Alison Howe, Board of Directors.
Keith McManis represented Appletree Bay Property Management (ABPM).
Doris Jewell, unit owner

The meeting was called to order at 6:00pm.

ADMINISTRATIVE

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

FINANCIALS

April 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 all contractors who perform work on site.

MAINTENANCE

Spring clean up was discussed and was noted that there are still a number of issues that Team Arrowhead needs to address. It was decided that Appletree Bay will get deadlines in place for each project that is needed to be completed on all open work orders.

It was noted that some sensor lights are now on 24 hours a day and need to be looked at again. It was noted that this task may need to be looked at during the hours when it is dark outside so Team Arrowhead can see what the true issues are.

The Board discussed the double billing of unit 281 and decided to hold off paying it because they were told this was done months ago. In addition there are still a number of units that have still yet to be completed.

The new pool vac alert system was approved, awarding it to Pool World, and was noted that the gate does not latch correctly due to someone climbing the fence. It was also noted that when Pool World came to inspect the area that the vac alert system would be placed in, that the repiping that was done in the past did not have the correct fixtures and should be redone at the same time as the installation of the new system. Appletree Bay will get in contact with Pool World to acquire an estimate for the repiping portion of the job.

Maintenance and quality standards were discussed for a second time, 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.

UNIT OWNER ITEMS

Unit owner items were reviewed and discussed.

OLD BUSINESS

It was mentioned that a new contract has still yet to be received from All Cycle and the association is currently still paying the old rates. In addition it was mentioned that some switching around of recycling and dumpster may need to take place because of overflow.

NEXT MEETING

The next Board meeting is scheduled for Wednesday, June 10, 2009 at 6:00pm in unit 190.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:45pm.